

## **CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD**

### **A G E N D A**

**THURSDAY, NOVEMBER 19, 2020 - 1:00 PM**

**ALCAZAR ROOM**

**\*See attached Health and Safety Protocols for In-Person Public Meetings and Hearings**

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
  - a) Draft minutes from October 15, 2020 HARB meeting
4. Modification and approval of Agenda
5. Continued Items from the previous HARB meetings
  - a) F2020-0098                      David Grande - Applicant  
Certificate of                      J Prabhu, LLC – Owner  
Appropriateness                      120 Avenida Menendez  
  
To replace existing metal railings and supports with wood railings and supports.
6. Certificate of Appropriateness
  - a) F2020-0115                      Jorge Gallego - Applicant and Owner  
66 Marine Street  
  
To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

7. Incomplete Items (At the time of application the package was not substantially complete)
  - a) F2020-0116                                      Amy B. Tilbury - Applicant  
Certificate of                                      James Betts – Owner  
Appropriateness                                      6 Cordova Street  
To modify the site and landscape features to include decking, fencing, lighting, and construction of an addition to the south elevation of the building.
8. Planning and Building Staff Communications
  - a) Planning and Building Staff Approved Permits Report
9. Other Business
  - a) Discussion regarding implementation of partial demolition standards.
10. Adjournment

**Notices:**

In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than three business days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

***Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.***

***The materials prepared and presented are part of the City’s ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.***





## **CITY OF ST. AUGUSTINE HEALTH AND SAFETY PROTOCOLS FOR IN-PERSON PUBLIC MEETINGS AND HEARINGS**

Pursuant to Resolution 2020-21, the City Manager is designated and authorized to implement all Health and Safety Protocols deemed necessary or recommended under the authority granted in Resolution 2020-10.

Based upon the current CDC guidelines and the local conditions, the following Health and Safety Protocols will apply to all in-person public meetings and hearings. These Health and Safety Protocols will be published on the City's website and with all public meeting notices. All Health and Safety Protocols will be fully enforced.

1. All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
2. All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
3. All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room. If necessary, a face covering may be lowered in order to be audible while actively speaking but must replace the face covering over nose and mouth immediately after speaking.
4. Face masks and hand sanitizer will be made available as needed prior to entry.
5. Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.
6. Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
7. Participants unable to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing. Participants will be allowed to participate in any public comment period and will be escorted to the podium and must exit the room after comment.
8. Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing. Physical attendance will be prioritized as follows until maximum capacity is reached:
  - a. Commission Members
  - b. City Attorney
  - c. City Manager
  - d. City Clerk
  - e. Necessary staff
  - f. Applicants (one at a time)
  - g. Public participants
9. Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

## CITY OF ST. AUGUSTINE

### Historic Architectural Review Board Regular Meeting October 15, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 15, 2020, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

#### 1. ROLL CALL:

Catherine Duncan, Chairperson  
Barbara Wingo, Vice-Chairperson  
Jon Benoit  
Paul Weaver, III  
Gaere MacDonald

#### City Staff:

Jenny Wolfe, Historic Preservation Officer  
Julie Courtney, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
Candice Seymour, Recording Secretary

#### 2. General Public Comments for Items not on the Agenda

The Board heard from the following member of the public:

- B.J. Kalaidi

#### 3. Approval of Minutes

##### **MOTION**

Mr. Benoit **MOVED** to **APPROVE** the September 24, 2020 minutes as presented. The motion was **SECONDED** by Mr. Weaver.

##### **VOTE ON MOTION:**

**AYES:** Benoit, Weaver, MacDonald, Wingo, Duncan

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### 4. Modification and approval of Agenda

##### **MOTION**

Mr. Weaver **MOVED** to **APPROVE** the Agenda as published. The motion was **SECONDED** by Mr. MacDonald.

##### **VOTE ON MOTION:**

**AYES:** Weaver, MacDonald, Benoit, Wingo, Duncan

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### 5. Continued Items from Previous Meetings

##### 5. (a) Certificate of Appropriateness F2020-0097 – St. Johns Law Group – Applicant Sea-Wall Motor Lodge Inc – Owner 32 Avenida Menendez

To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

Ms. Courtney read the staff report and said based on the previous HARB review, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **32 Avenida Menendez** for design option 1 because it meets the Secretary of the Interior's Standards for Rehabilitation 9, with the following condition:

1. That the structural elements of the new structure will not impact the

salvaged steps and plaque exhibit  
from the Monson Motor Lodge

James Whitehouse reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for clarification that the applicant's presentation was consistent with Option 1 recommended in the staff report.

Public hearing was closed.

The Board discussed:

- Confirmation that the scuppers were functional to prevent rainwater overflow and gutters were internal to the pillars
- Improvements from the previous proposal
- Rounded archway presented was Option 1
- Parapet wall was more appropriate than rail to avoid creating a faux walkway

## MOTION

**Mr. Benoit MOVED to APPROVE application F2020-0097 for Option 1, with the rounded arch, with the findings that the addition of the covered entrance does not affect the view of the building from the street, does not adversely affect the original fabric of the building that had been preserved from the Monson Hotel, and it is compatible with the existing building and other surrounding buildings in terms of a material and design. The motion was SECONDED by Mr. Weaver.**

Mr. Weaver asked that the motion clearly reflect the staff condition that the new

structure would not impact the salvaged steps and plaque exhibit.

**Mr. Benoit AMENDED his motion to include the condition as listed in the staff report. The amendment was SECONDED by Mr. Weaver.**

## VOTE ON MOTION:

**AYES: Benoit, Weaver, MacDonald, Wingo, Duncan**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## 5. (b) Certificate of Appropriateness F2020-0098 – David Grande – Applicant

J Prabhu, LLC – Owner  
120 Avenida Menendez

**To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.**

Ms. Courtney read the staff report and said based on the previous HARB review, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **120 Avenida Menendez** because the proposed railing system does not meet the Secretary of the Interior's Standards 2 and 6 and the need for additional design clarification on the proposed roof over the porte cochere's upper deck remains.

Dave Grande reviewed the application with additional information that had been submitted after the meeting packets were distributed<sup>1</sup>.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

<sup>1</sup> Attached to original minutes

The Board discussed:

- Applicant's effort to respond to Board feedback
- Proposed wood railings had sufficient detail to maintain existing style and could be compatible based on existing issues with the salt air
- Flat roof more compatible than gable or hip from a design standpoint
- Recommendation to alter design to make posts on first and second floors align better
- Flat roof solved problem of awkward turn in the roof
- Proposed spindles could be plain or turned at the direction of the Board
- PVC material was not appropriate
- Concept from rail system was meant to match existing decorative posts and spindles on the building.
- Staff concern that the proposed wood elements would change the style of the building
- Change from metal to wood may not be necessary if metal railings were repaired
- Aluminum posts could not be used as they are not structural and replacement in-kind could be cost prohibitive
- Monterey Style with a Spanish theme that had been the original intent of the structure ,
- Lack of a convincing case that the railing needed to be replaced
- Possibility of repair with an additional hospital rail to reach the necessary height to meet code which would be the preference from a preservation perspective
- Existing posts were not structurally sound, but may be repaired with some welding

Ms. Wolfe offered the following recommendations for the Board's consideration:

- Having the applicant supply an engineer's report that reflected the need to replace the posts
- Exploring the option to repair the posts and railings
- If replacement was the decision, Board would need to provide feedback on appropriate wood designs
- Consideration that wood had its own maintenance concerns

Board discussion continued regarding the following:

- Desire that the applicant provide an expert opinion regarding the necessity of replacing the railing
- Option for replacement:
  - Replace it with a like material and design
  - Replace with a compatible contemporary design approved by the Board
- Wood spindle design proposed was not a compatible contemporary design
- Board preference that the railings be replaced with similar metal material
- Railing details made the building distinctive
- Flat roof

#### MOTION

**Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2020-0098 to approve the existing deck with a flat roof structure and to CONTINUE the replacement of existing metal railings and supports with wood railings and supports to the November 19, 2020 meeting. The motion was SECONDED by Mr. MacDonald.**

There was a brief discussion regarding the applicant changing the rail design to bring the railing into the column versus going around the column as well as making the railing on the upper balcony was concurrent

with what the Board would approve for the rest of the building.

**Mr. Weaver AMENDED his motion to include the discussed conditions. The amendment was SECONDED by Mr. MacDonald.**

**VOTE ON MOTION:**

**AYES: Weaver, MacDonald, Benoit, Wingo, Duncan**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**6. Planning and Building Staff Communications**

**6. (a) Planning and Building Staff Approved Permits Report**

(Provided for informational purposes)

**7. Other Business**

**7. (a) Discussion Regarding Implementation of Partial Demolition Standards**

Ms. Wolfe gave an overview on the subject. She asked the Board to consider options for defining partial demolitions and/or making alterations to the Demolition portion of the code.

The Board discussed:

- Separating Demolition and Partial Demolition into separate categories that were manageable by staff and clear to the public
- Character-defining features as elements considered partial demolitions that would require Board review
- Cumulative effects of partial demolitions over time
- Community understanding regarding HARB's purview over partial demolition review was limited

- Identifying areas with high concentrations of character defining features that may need HARB review such as chimneys or foundations
- Adding thresholds within the categories of character defining features that would trigger HARB review
- Concern that more stringent rules regarding partial demolitions may inhibit repairs and renovations of historic structures
- Flag National Register buildings, Contributing, and Landmark buildings in National Register Historic Districts as structures that may require HARB review for partial demolitions
- Concern that restrictions and regulations may discourage the formation of new historic districts
- Ways to incentivize National Register Historic Districts and partial demolition review such as waiving fees or tax exemptions
- Concerns related to house lifting were not as predominant of a concern as losing the exterior fabric of structures through alterations such as window or door siding
- Foundations and house lifting that could trigger a HARB review if above freeboard
- Defining foundations as a character defining feature
- Design review in districts where currently there were none
- Existing incentives in Lincolnville: Fix-It-Up program and Institutional Rehabilitation Program
- Concerns regarding demolition by neglect of structures that may not initially meet the criteria for demolition
- Design criteria as a way to promote compatible new design and discourage demolition by neglect

Ms. Wolfe reviewed the Board's discussion, advising that the next step would be for staff to formulate the Board's recommendations into potential changes to procedures or codes. She noted that it did not appear that the Board was in favor of removing partial demolition from the code and further defining "demolition."

The Board continued discussion regarding the following:

- Possibility of developing a list of partial demolition items staff could approve administratively
- Goal of the discussion was to be consistent regarding what would constitute partial demolition
- Pin-pointing real-world examples from outside of St. Augustine that illustrated what the City was trying to avoid
- Promoting community involvement in such changes

Public comment was opened, and the Board heard from the following members of the public:

- B.J. Kalaidi
- Charles Pappas

#### **7. (b) Discussion Regarding Resilient Heritage in the Oldest City Publication**

Ms. Wolfe presented the publication to the Board and reviewed recommendations. She sought the Board's comments and suggestions regarding next steps for the City.

The Board discussed:

- Water-proofing measures for historic structures
- Salt intrusion mitigation
- How to implement waterproofing and flood mitigation measures in a practical way

- Measures unnecessarily discussed in the document because they did not pertain to St. Augustine
- Recommendation to include a discussion regarding the water-table in relation to structures
- Concern that the document did not contain comments regarding the local water management district.
- Defining basic recommendations for colonial structures as a starting point
- Recommendation that the city invest resources in Resiliency officer and staff
- Starting with achievable goals
- Making methodologies available for waterproofing available to the public

Ms. Wolfe announced that the City was awarded a National Park Service grant for Hazard Mitigation Planning which included a project to create a Town Plan National Historic Landmark District, a component of which would be flood mitigation. She added that the Grant funding would also provide a survey and National Register Update for Model Land, Lincolnville, and Abbot Tract which also required a flood mitigation component.

Mr. Weaver updated the Board on preservation and flood mitigation efforts being done by the Historical Society at the Llambias House which he hoped could be a model for protecting other colonial buildings.

Ms. Wolfe asked that the Board consider the worksheets included in the packet which were intended to help both the City and the public evaluate adaptations methods for properties. She added that Andrea White helped craft the Archeology portion of the document and part of the effort was not just to protect archeological resources that were still in the ground, but also to protect the collection of artifacts housed at the archeology lab.

Public comment was opened; however, there was no response.

## **11. Adjournment**

There being no further business, the meeting was adjourned at 3:56 P.M.<sup>2</sup>

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**Catherine Duncan, Chairperson**

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<sup>2</sup> Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for November 19, 2020 Meeting**



Application F2020-0098 Address: 120 Avenida Menendez

Applicant: David Grande

Property Owner: J Prabhu, LLC

Project description: To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.  
(CONTINUED FROM OCTOBER 15, 2020 HARB MEETING)



|                      |                                                                   |                           |            |
|----------------------|-------------------------------------------------------------------|---------------------------|------------|
| Architectural Style: | Mid-Century Modern/<br>Monterey                                   | Florida Master Site File: | SJ06465    |
| National Register:   | St. Augustine Town<br>Plan Historic District:<br>Non-Contributing | Construction date:        | 1959       |
| Archaeology Zone:    | IB                                                                | Zoning District:          | HP-2       |
| Parcel number:       | 1983900000                                                        |                           |            |
| Agenda Item:         | 5(b)                                                              | Previous Action(s):       | F2016-0191 |

#### STAFF SUMMARY AND ANALYSIS:

- Please refer to the September 24 and October 15, 2020 staff report for previous staff summaries and comments. This COA application was continued in full by HARB at the September meeting. At the October meeting, the HARB approved the flat roof proposed for the upper deck of the port-cochere, but the proposed replacement of the metal railing system with wood was continued.
- Summarizing the key concerns from the past two HARB meetings: the HARB recognized the significance of the design of the railing system to the architectural integrity of the building; the case of complete replacement versus repair of the existing railing system needed to be made, supported by evidence from an engineer's report; if it was found necessary to replace the entire railing system, the design should match as closely as possible to the existing design; quotes for both new metal and wood railing systems should be provided, including an assessment comparing cost at installation versus long term value.
- Additional information was submitted by the applicant included the following, which are included with the application packet:
  - A signed letter by Professional Engineer Charles Adams
  - Two quotes/estimates: 1) To remove and replace the steel columns and railing with wood, and to paint; 2) To fabricate and install steel railing, straight columns with design, and scroller scroll panels, not including paint
  - Multiple photographs of various wood railings systems on St. Augustine Colonial and other non-Mid-Century period buildings and a photo of what appears to be aluminum railing around the Marion Motor Lodge's pool
  - Two elevation drawings with Proposed Railing 1 and Proposed Railing 2:
    - Both options incorporate the same wood elements that HARB did not previously approve at either meeting
    - The proposed wood corbels shown with Proposed Railing 2 are the same as was presented in October
- Based on the additional information provided, the applicant does not address the HARB concerns about the replacement value difference between using a metal system versus wood; does not provide a design that most closely matches the scale and pattern of the existing design with the pole columns, railing, and scrollwork; and the engineer's letter does not include the level of detail that might be necessary to fully evaluate the condition of the existing railing system.
- In October, HARB and staff suggested a quote be included to also compare costs of incorporating aluminum members for the non-structural elements. Aluminum would be likely less expensive than custom ironwork and allow for a less heavy looking railing and scrollwork, thereby more closely matching the existing material and scale of the metal system, while having a longer life span than wood.
- HARB set a condition at the October meeting that the railing on the upper deck of the port-cochere will match what is ultimately approved for the overall railing system.

#### STAFF RECOMMENDATION:

Based on the previous HARB reviews, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions:

1. CONTINUE a CERTIFICATE OF APPROPRIATENESS at 120 Avenida Menendez because the proposed railing system does not meet the Secretary of the Interior's Standards 2 and 6, the applicant did not provide the level of detail required for the HARB to evaluate the condition of the railing system, and did not include the requested comparison of long term costs of a metal and a wood railing system, including the costs of ongoing maintenance or earlier required replacement of one of the materials.
2. If additional evidence can be provided by the applicant to satisfy the HARB's request for the railing condition, showing a need for complete replacement, and the long term cost of a metal compared to wood system, the HARB may APPROVE a CERTIFICATE of APPROPRIATENESS for the design option 2 wood railing system if it is determined it reflects a compatible contemporary design with inspiration from the original railing design, using a similar rhythm of vertical elements with select placement of scroll work, with the following design conditions:
  - a. The double post columns will be placed at the same spacing as the existing because they align with the fenestration pattern of the building.
  - b. The wood post columns and corbels (scrolled brackets) will be smaller/narrower, and the maximum space allowed between balusters will be used to more closely match the scale of the existing metal system.

*Julie Courtney*

Julie Courtney, Historic Preservation Planner

#### SUMMARY SCOPE OF WORK:

(Revised since September 24 and October 15, 2020 HARB meeting)

- Two design options were provided for the railing system:
  1. Proposed Railing 1: To replace the existing metal pole columns with 4" square wood posts and to replace existing 30" high metal railing with a 42" high wood railing with squared balusters.
  2. Proposed Railing 2: To replace the existing metal pole columns with decorative wood posts, to replace existing 30" high metal railing with a 42" high wood railing, to replace existing metal scroll brackets with proposed wood corbels on single post columns.
    - Applicant confirmed that the decorative railing labeled as "4" square decorative wood post" would be a standard 6x6 post and that the proposed wood corbel is the same as presented at October meeting.

## CITY CODES/DESIGN GUIDELINES:

### ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

#### ***Accessory Buildings including porches***

Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

#### **Do...**

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

#### **Don't...**

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

***Windows and Window Treatments (which includes balconies)***

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.

**Post-1821**

- Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

COA F2020-0098  
120 Avenida Menendez  
November 19, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map

## STAFF PHOTOGRAPHS

### 120 Avenida Menendez





## STAFF PHOTOGRAPHS 120 Avenida Menendez



# STAFF PHOTOGRAPHS

## 120 Avenida Menendez





## STAFF PHOTOGRAPHS 120 Avenida Menendez



## STAFF PHOTOGRAPHS

### 120 Avenida Menendez

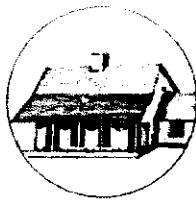




## STAFF PHOTOGRAPHS 120 Avenida Menendez



☒ Original  
☐ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8 **SJ06465**  
 Field Date 5-2-2016  
 Form Date 5-2-2016  
 Recorder # \_\_\_\_\_

Site Name(s) (address if none) Marion Motor Inn Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Street Number 120 Direction \_\_\_\_\_ Street Name Avenida Menendez Street Type \_\_\_\_\_ Suffix Direction \_\_\_\_\_  
 Address: 120 Avenida Menendez  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns  
 Township 7S Range 30E Section 17 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 1983900000 Landgrant \_\_\_\_\_  
 Subdivision Name City of St. Augustine Block 20 Lot 1 & 2  
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐  
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Hotel From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Current Use Hotel From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature roof, interiors, doors  
 Additions: ☐ yes ☐ no ☒ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Mid-Century Modern Exterior Plan L-shaped Number of Stories 2  
 Exterior Fabric(s) 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. Hip 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Windows (types, materials, etc.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills  
 Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair  
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

#### DHR USE ONLY

#### OFFICIAL EVALUATION

#### DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date \_\_\_\_\_ Init. \_\_\_\_\_

KEEPER - Determined eligible: ☐ yes ☐ no

Date \_\_\_\_\_

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

## HISTORICAL STRUCTURE FORM

Site #8 SJ06465

## DESCRIPTION (continued)

Chimney: No. \_\_\_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Continuous 2. slab  
 Foundation Material(s): 1. Poured Concrete Footing 2. generic concrete  
 Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under extended main roof

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource \_\_\_\_\_

Archaeological Remains \_\_\_\_\_

☐ Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

- |                                                                        |                                                      |                                                              |                                                    |
|------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input checked="" type="checkbox"/> library research | <input type="checkbox"/> building permits                    | <input checked="" type="checkbox"/> Sanborn maps   |
| <input type="checkbox"/> FL State Archives/photo collection            | <input checked="" type="checkbox"/> city directory   | <input checked="" type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input checked="" type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview                  | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS)    | <input checked="" type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection                 | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____                |                                                      |                                                              |                                                    |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains architectural integrity and could contribute to district if period of significance expanded

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- |                            |                                |
|----------------------------|--------------------------------|
| 1) Document type _____     | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____    |
| 2) Document type _____     | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____    |

## RECORDER INFORMATION

Recorder Name Patricia Davenport

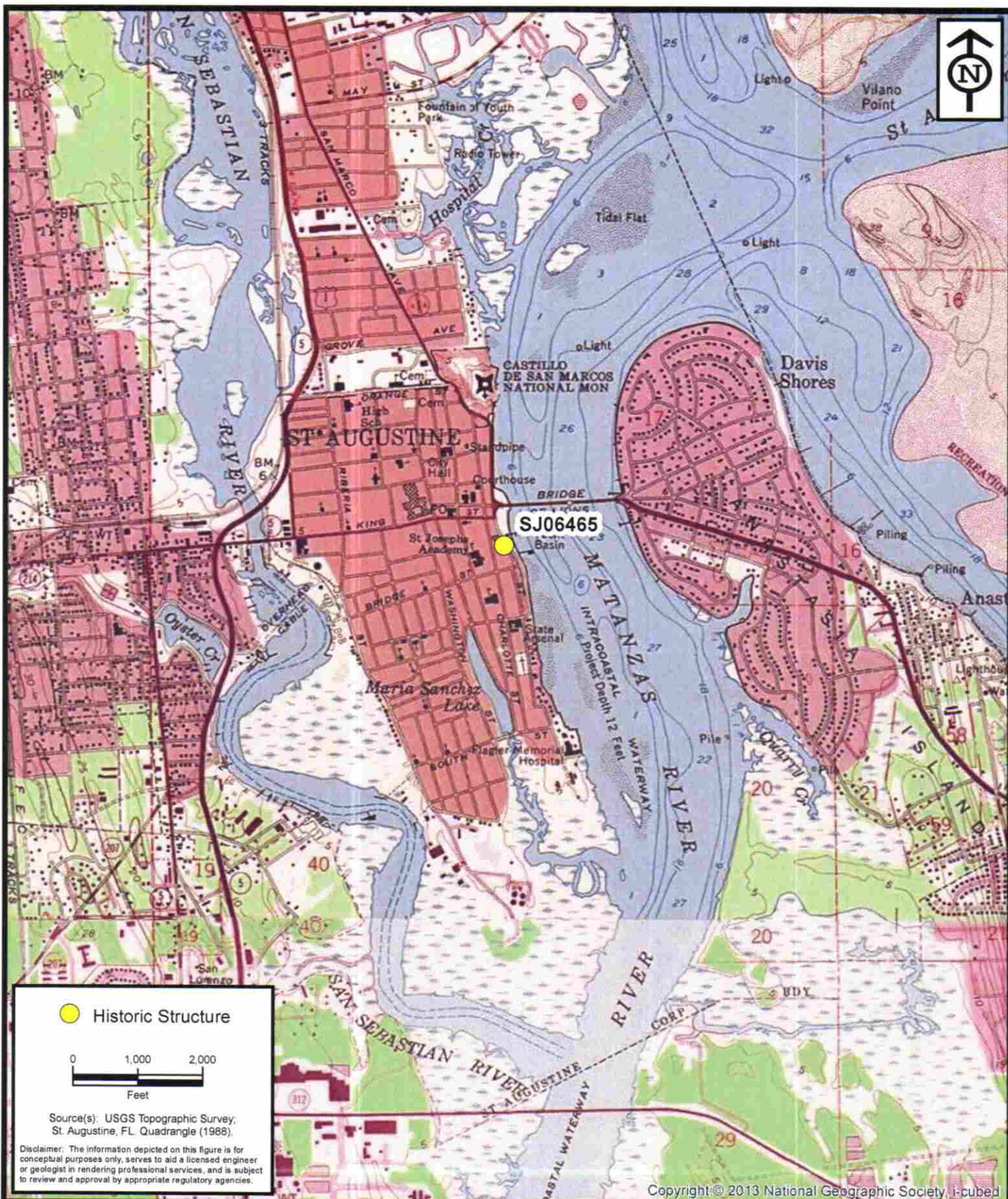
Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc  
 (address / phone / fax / e-mail)

## Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE  
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





**ENVIRONMENTAL  
SERVICES, INC.**

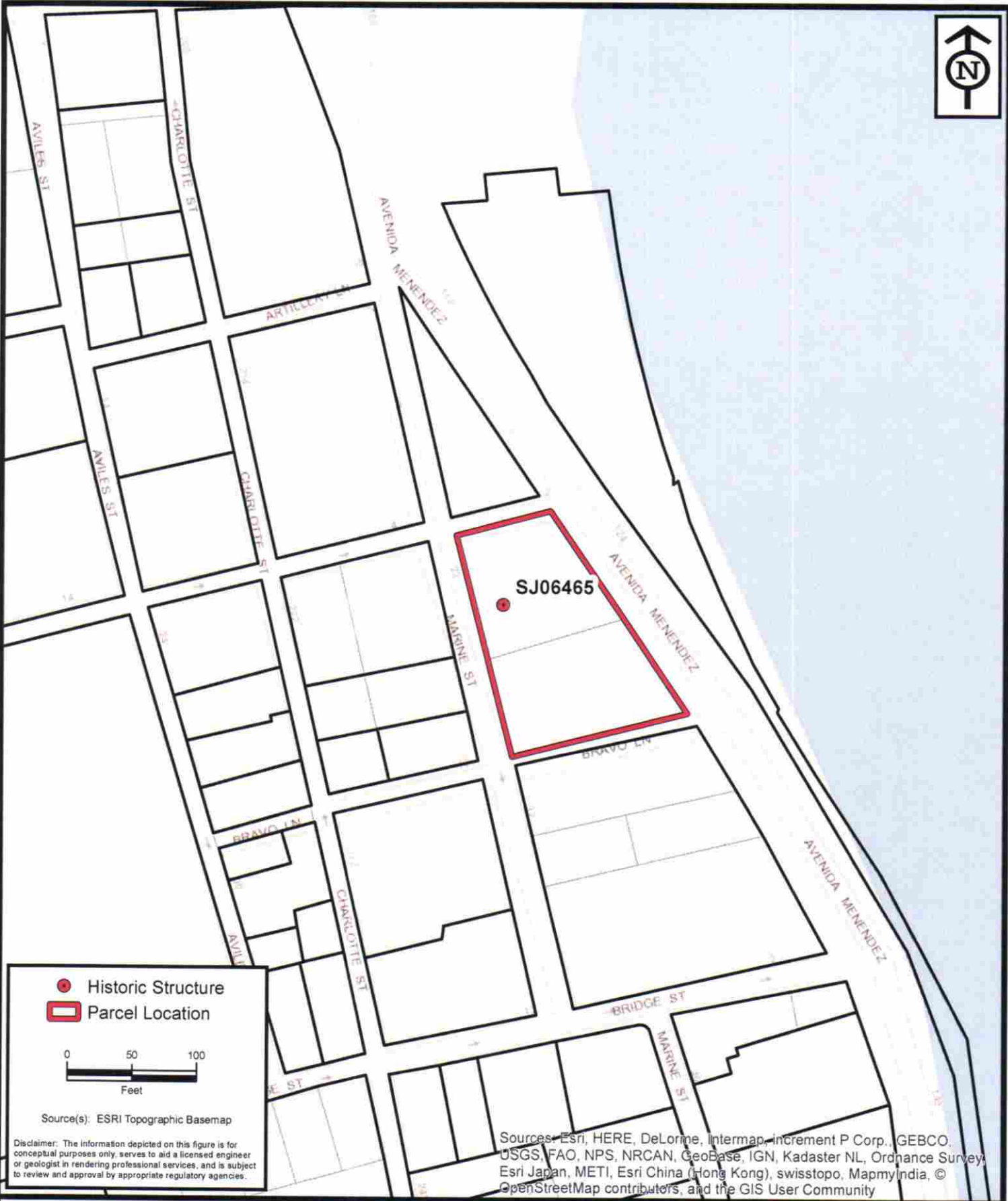
7220 Financial Way, Suite 100  
Jacksonville, Florida 32256  
(904) 470-2200  
(904) 470-2112 Fax

[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

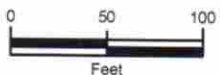
Project Location - SJ06465  
**City of St. Augustine**  
**Historic Structure Survey**  
St. Johns County, Florida

|              |            |
|--------------|------------|
| Project:     | AJ15441.00 |
| Date:        | May 2016   |
| Drawn By:    | AVL        |
| Checked By:  | JRN        |
| Approved By: | PD         |
| Figure:      | 1          |





- Historic Structure
- ▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**ENVIRONMENTAL SERVICES, INC.**  
7220 Financial Way, Suite 100  
Jacksonville, Florida 32256  
(904) 470-2200  
(904) 470-2112 Fax  
[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

Parcel Location - SJ06465  
**City of St. Augustine**  
**Historic Structure Survey**  
St. Johns County, Florida

|              |            |
|--------------|------------|
| Project:     | AJ15441.00 |
| Date:        | May 2016   |
| Drawn By:    | AVL        |
| Checked By:  | JRN        |
| Approved By: | PD         |
| Figure:      | 2          |

















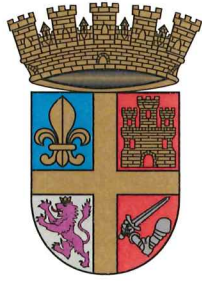
STOP  
ONE WAY  
←



1930 Sanborn Map, Revised 1965: 120 Avenida Menendez  
(labeled as #210 Bay/Avenida Menendez)







CITY OF  
**ST AUGUSTINE**  
— EST. 1565 —  
NATION'S OLDEST CITY

October 15, 2020

David Grande  
4 Remington Road  
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On October 15, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **APPROVED** to cover existing deck with the flat roof structure and **CONTINUED** the replacement of the metal railings to **November 19, 2020** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

**All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by November 9<sup>th</sup>.**

Please contact the Planning and Building Department for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim, AICP  
Director, Planning & Building

cc: John P. Regan, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
BDAC File



BEFORE THE  
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

---

**TYPE OF REQUEST:**

☐ Appeal of Architectural Review Official  
☒ Certificate of Appropriateness  
☐ Certificate of Demolition  
☐ Certificate of Relocation  
☐ Certificate of Appropriateness for  
Preservation Approach for Ad Valorem Tax  
Exemption

☐ Preliminary Design Approval for Entry  
Corridors  
☐ Certificate of Completeness and  
Recommendation for Historic Property Tax  
Exemption  
☐ Opinion of Appropriateness  
☐ Variance to Design Standard

**IN THE MATTER OF:**

Case No.: 2020-0098  
Applicant: David Grande  
Owner: J Prabhu, LLC  
Address: 120 Avenida Menendez  
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 15, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the October 15, 2020 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.



**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action <sup>(A)</sup> **MEETS** / <sup>(B)</sup> **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and <sup>(A)</sup> **APPROVES** / **DENIES** / <sup>(B)</sup> **CONTINUES** the Applicant's request to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions:

- <sup>(A)</sup> To approve to cover existing deck with the flat roof structure (with flat roof under the primary hip roof as shown at presentation)
- <sup>(B)</sup> To continue the replacement of the metal railings to the November 19, 2020 HARB meeting
- - With the condition that the railing on the upper deck is concurrent (and matches) what is ultimately approved by HARB for the overall railing system.

DONE AND ORDERED, at a public hearing on the 15 day of October, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST <sup>(A)</sup> **APPROVED** / **DENIED** / <sup>(B)</sup> **CONTINUES**

Sign Name

Catherine Duncan

Print Name

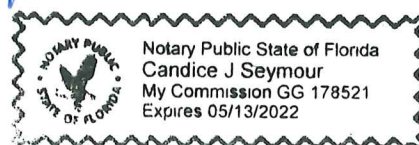
HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [ ] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15<sup>th</sup> day of October, A.D., 2020.

Candice J. Seymour  
Notary Public, State of Florida



Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.



**FOR NOVEMBER 19, 2020 HARB MEETING**

**2020-0098: 120 Avenida Menendez**

**Materials submitted by  
David Grande – Applicant**





414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

October 21, 2020

To Whom it may Concern

Re: Marion Hotel  
120 Avenida Menendez Blvd.  
St. Augustine, FL

This is to advise you that I have performed an inspection of the metal posts running from ground floor to roof at the edge of the 2<sup>nd</sup> floor balcony. These posts are severely corroded at their bases as well as numerous other locations. It is my professional opinion that these are unsafe and should be repaired, if possible, or replaced. It is, however, likely that repairs will be difficult due to the extent of corrosion.

Sincerely,

Charles  
Adams



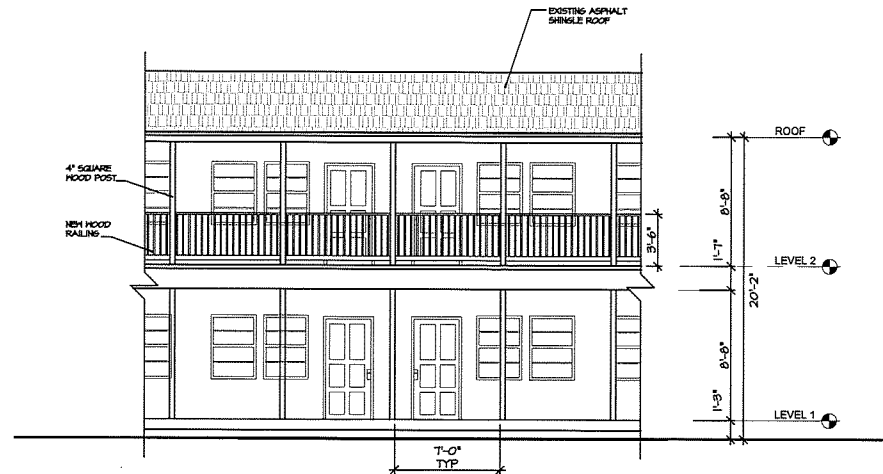
Charles R. Adams, P.E.  
FL # 15113

**RECEIVED**

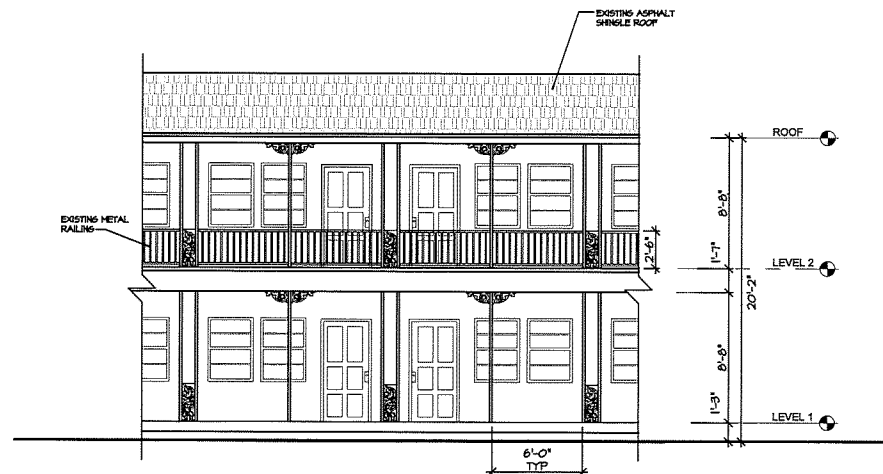
NOV 04 2020

Planning / Building Dept.





2 PROPOSED RAILING 1  
SCALE: 1/8" = 1'-0"



1 EXISTING RAILING  
SCALE: 1/8" = 1'-0"

RECEIVED

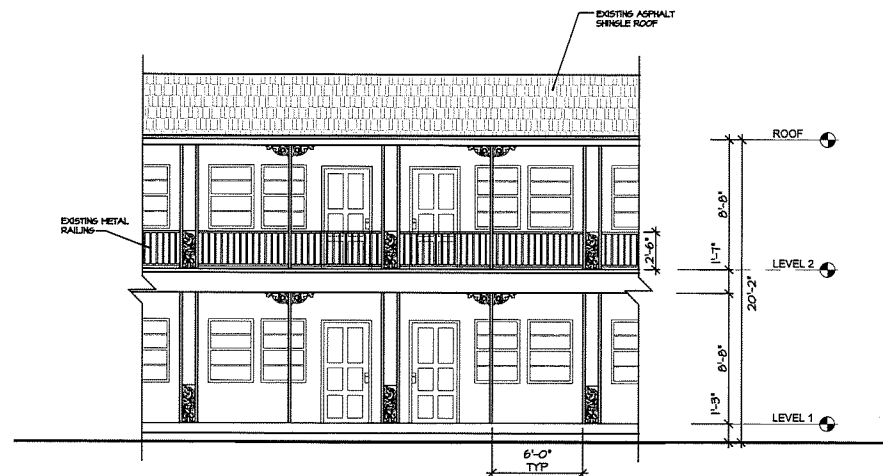
NOV 01 2020

Planning / Building Dept.





2 PROPOSED RAILING 2  
SCALE: 1/8" = 1'-0"



1 EXISTING RAILING  
SCALE: 1/8" = 1'-0"

RECEIVED

NOV 04 2020

Planning / Building Dept.

# QUOTE

## Jeannimarie Construction

CGC 1523627

24223 Astor, FL 32102

386 352-7592169

Bill.fmlc@gmail.com

INVOICE # 293  
DATE: 11/03/2020

TO Mack Patel  
120 Avenida Menendez  
St. Augustine, FL.

| SALESPERSON | JOB          | PAYMENT TERMS  | DUE DATE |
|-------------|--------------|----------------|----------|
|             | Marion Hotel | Due on receipt |          |

| QTY | DESCRIPTION                                                     | UNIT PRICE | LINE TOTAL |
|-----|-----------------------------------------------------------------|------------|------------|
|     |                                                                 |            |            |
|     | Remove steel structural columns                                 |            |            |
|     | Replace steel columns with decorative 6x6 posts                 |            |            |
|     | Remove steel railings and replace with decorative wood railings |            |            |
|     | Paint new columns and railings                                  |            |            |
|     |                                                                 |            |            |
|     |                                                                 |            |            |
|     |                                                                 |            |            |
|     |                                                                 |            |            |
|     |                                                                 |            |            |
|     |                                                                 |            |            |

SUBTOTAL \$25,600.00

SALES TAX .....

TOTAL \$25,600.00

Quotation prepared by: \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

RECEIVED

NOV 8 2020

Planning / Building Dept.



# ESTIMATE



East Coast Ornamental Welding, Inc.  
1794 State Avenue  
(386) 672-4340

Date: 10/30/2020

Estimate #: 79051

P.O. #:

Dave Grande  
120 Avenida Menendez  
St. Augustine, FL 32084

**Jobsite:**

Dave Grande  
120 Avenida Menendez  
St. Augustine, FL 32084

**\*\*30% DEPOSIT REQUIRED\*\***

Color: 9003 WHITE

| DESCRIPTION                     | Qty | Amount    | TOTAL:    |
|---------------------------------|-----|-----------|-----------|
| FABRICATE AND INSTALL:          |     |           |           |
| OUTSIDE STEEL RAILING: (ECIR-1) |     | 34,650.00 | 34,650.00 |
| LEVEL RAILING                   |     |           |           |
| STRAIGHT COLUMNS W/ DESIGN      |     | 30,800.00 | 30,800.00 |
| QTY. 77                         |     |           |           |
| CORNER SCROLL PANELS            |     | 5,200.00  | 5,200.00  |
| QTY. 52                         |     |           |           |
| <i>NOT INCLUDING PAINT</i>      |     |           |           |

RECEIVED

NOV 04 2020

Planning / Building Dept.

**NOTE:** Due to constant changes in material costs, prices given will be held for 6 months, 5% will be added every 6 months thereafter. Price is based on measurements from prints supplied and are subject to change once actual field measurements have been taken.

Signature: \_\_\_\_\_

\*\*A signed estimate and deposit must be received in our office before the fabrication process will be started.

Subtotal \$70,650.00

Sales Tax (6.5%) \$0.00

**TOTAL: \$70,650.00**

www.eastcoastornamentalwelding.com



RECEIVED

NOV 04 2020

Planning / Building Dept.

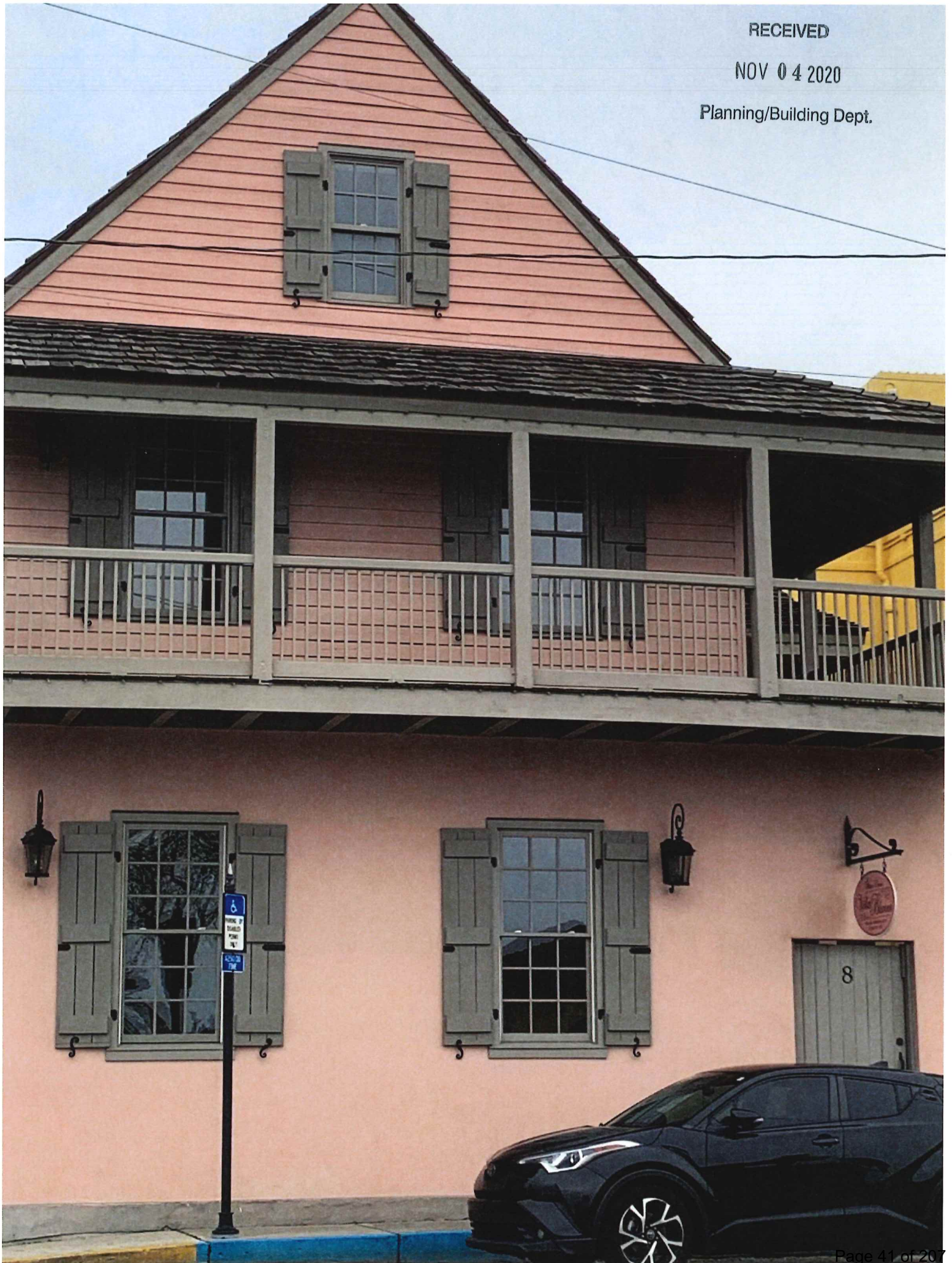




RECEIVED

NOV 04 2020

Planning/Building Dept.









RECEIVED

NOV 04 2020

Planning/Building Dept.

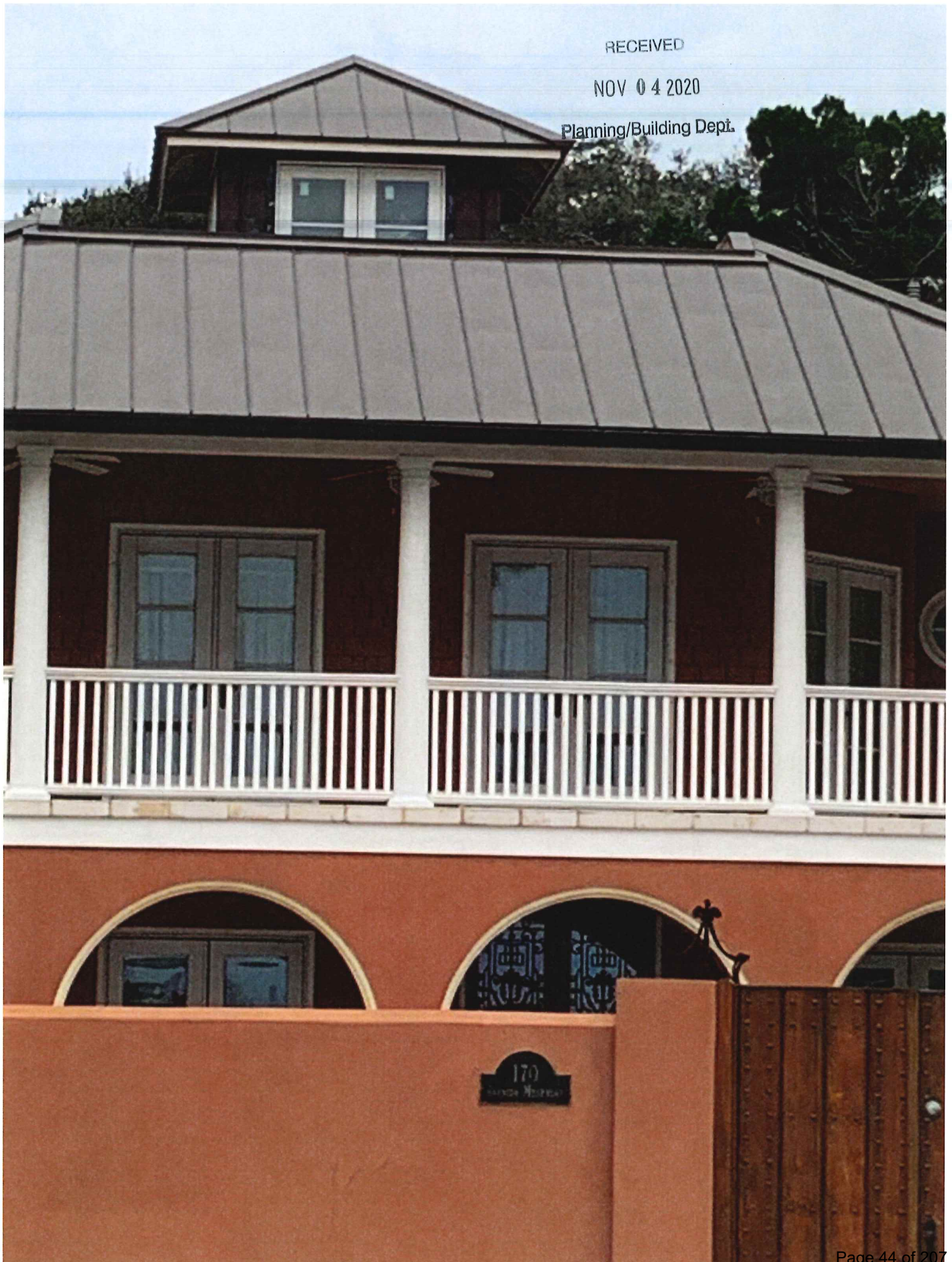




RECEIVED

NOV 04 2020

Planning/Building Dept.







RECEIVED  
NOV 04 2020  
Planning/Building Dept.



**From:** [david grande](#)  
**To:** [Julie Courtney](#)  
**Subject:** RE: Marion hotel  
**Date:** Thursday, November 5, 2020 1:44:10 PM  
**Attachments:** [5D82A6E4127C4683A7E50760E50AB145.png](#)  
[402F09DBE06E4AF3B8E5A0099B3151AB.png](#)  
[34F709A4D2AD42CBA0FF3C28BB8CD248.png](#)

---

Sent from [Mail](#) for Windows 10

---

**From:** [Julie Courtney](#)  
**Sent:** Wednesday, November 4, 2020 4:47 PM  
**To:** [excalibur33@cfl.rr.com](mailto:excalibur33@cfl.rr.com)  
**Subject:** RE: Marion hotel

Hello Dave,

A few more details that need addressed/clarified in addition to those in my two emails below:

- Please clarify what is proposed for the wood railing for both Option 1 and Option 2, since the drawings provided do not show a detail of the elements: please confirm if you are proposing what looks like squared balusters on the 42" high railing and provide the square measurement for the balusters. Is this the same wood railing proposed for both option 1 and 2? **The balusters are square on both options and the specs are the same as previous submittals for square balusters. I am only providing these drawings because chairwomen Weaver requested drawings showing square posts and railings. (By the way the same look shown in my Monterrey Style picture).**
- For Option 2, please provide more detail what the square wood decorative posts will look like. **It is a standard 6x6 post. (again see Monterrey Style picture).**
- For Option 2, please provide information on the wood corbel. Will these be custom or is there is a manufactured version that you could send specs on? Just trying to determine if they will be a different size or style than what you presented last month and had a photograph of in your packet for October. **They are same as what was presented last month, unless the board wants smaller or less ornate.**

Thank you,

**Julie Courtney**

Historic Preservation Planner

Planning & Building Department

E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)



**City of St. Augustine**

P.O. Box 210

St. Augustine, FL 32085





*Please Note:* Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

---

**From:** Julie Courtney  
**Sent:** Wednesday, November 4, 2020 4:15 PM  
**To:** 'excalibur33@cfl.rr.com' <excalibur33@cfl.rr.com>  
**Subject:** RE: Marion hotel

Hello again Dave,  
Besides the engineering report that would be of value to provide to HARB, that I mentioned below in my email to you a few minutes ago, we still think pursuing another quote would be of value. I just was reading over notes I took when we met with you after the October HARB meeting and see that we also suggested you provide information on a 3<sup>rd</sup> option of using an aluminum railing system with the steel posts. This option may possibly help lower the overall project cost vs all steel, but still provide the lighter looking metal elements that HARB has mentioned as being a significant detail of the existing railing system.

Thank you,  
**Julie Courtney**  
Historic Preservation Planner  
Planning & Building Department  
E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)



**City of St. Augustine**

P.O. Box 210  
St. Augustine, FL 32085



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---

**From:** Julie Courtney  
**Sent:** Wednesday, November 4, 2020 3:56 PM  
**To:** [excalibur33@cfl.rr.com](mailto:excalibur33@cfl.rr.com)  
**Subject:** RE: Marion hotel

Hello Dave,  
Thank you for sending the 5 emails with the supplemental drawings (option 1 and 2), the quotes for the wood and metal railing systems, and the photographs of local examples. Are you planning to



also send the engineer's report? That would be good to include in the HARB packets. We can accept additional information until next Monday, November 9<sup>th</sup>.

Thanks,

**Julie Courtney**

Historic Preservation Planner

Planning & Building Department

E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)



**City of St. Augustine**

P.O. Box 210

St. Augustine, FL 32085



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---

**From:** [excalibur33@cfl.rr.com](mailto:excalibur33@cfl.rr.com) <[excalibur33@cfl.rr.com](mailto:excalibur33@cfl.rr.com)>

**Sent:** Wednesday, November 4, 2020 8:55 AM

**To:** Julie Courtney <[jcourtney@citystaug.com](mailto:jcourtney@citystaug.com)>

**Subject:** Marion hotel

Scanned with TurboScan.

Dave Grande



Virus-free. [www.avast.com](http://www.avast.com)

RECEIVED

NOV 06 2020

Planning / Building Dept.







CITY OF  
**ST AUGUSTINE**  
— EST. 1565 —  
NATION'S OLDEST CITY

September 24, 2020

David Grande  
4 Remington Road  
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On September 24, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to **October 15, 2020** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

**All additional materials for the continued application must be submitted to the Planning and Building Department 10 days before the meeting, or by October 5, 2020.**

Sincerely,

David Birchim, AICP  
Director, Planning & Building

cc: John P. Regan, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
BDAC File

BEFORE THE  
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

---

**TYPE OF REQUEST:**

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

**IN THE MATTER OF:**

Case No.: 2020-0098  
Applicant: David Grande  
Owner: J Prabhu, LLC  
Address: 120 Avenida Menendez  
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 24, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 24, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.



**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** (**DOES NOT MEET**) the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES** (**CONTINUES**) the Applicant's request to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions:

- To continue to October 15, 2020 HARB meeting.
- HARB asked for drawings of exactly what is proposed and
- information and justification of why the changes are proposed to
- the existing building.
- 
- 
- 
- 

DONE AND ORDERED, at a public hearing on the 24 day of September, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST APPROVED / DENIED / **CONTINUES**



Sign Name

Catherine Duncan

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal this 25 day of September, A.D., 2020.



L. Ann Cannon  
Notary Public, State of Florida

FOR OCTOBER 15, 2020 HARB MEETING

2020-0098: 120 Avenida Menendez

Materials submitted by  
David Grande – Applicant





**October 2020**

City of Saint Augustine  
Historic Architecture Review Board

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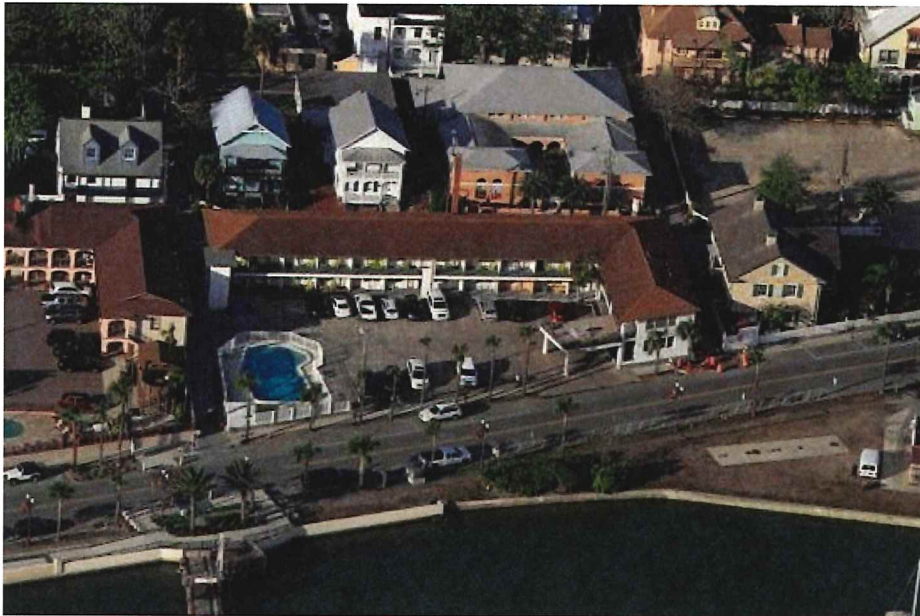
Planning/Building Dept.

**Marion Motor Lodge**

120 Avenida Menendez  
Saint Augustine, Florida 32084  
marionmotorlodge@gmail.com







# MARION MOTOR LODGE

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EXISTING CONDITIONS

3" = 1'-0"





# MAP OF BOUNDARY SURVEY

JOB# 16-271

#120 AVENIDA MENENDEZ, ST. AUGUSTINE, FLORIDA 32084

## DESCRIPTION:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

## CERTIFIED TO:

**J Prabhu, LLC,**  
a Florida limited liability company;  
**Thomasville National Bank;**  
**Marion Motor Lodge, LLC,**  
a Florida limited liability company;  
**Fidelity National Title Insurance Company;**  
**St. Johns Law Group, P.A.;**  
**Ansbacher & Schneider, P.A.;** and  
**Broad and Cassel, P.A.**

## SURVEYOR'S NOTES:

1. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
2. THIS SURVEY WAS BASED ON FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
8. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.12109C 0318 -H- 125145 DATED 9/2/2004. BASE FLOOD 9 FEET.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N15°00'00"W AS SHOWN FOR THE RIGHT-OF-WAY OF MARINE STREET.

## LEGEND:

- =PROPERTY LINE
- =WATER METER
- =BACK FLOW INHIBITOR
- =ELECTRIC METER
- =CONCRETE
- =4' TALL METAL FENCE
- P.L.=PROPERTY LINE
- =WOOD UTILITY POLE
- O.H.E.=OVER HEAD ELEC. LINE
- 31 UNITS\*=31 UNITS TOTAL PER PROPERTY APPRAISER

## GRAPHIC SCALE



(1" = 20' FEET)



103 SEMINOLE ROAD  
ST. AUGUSTINE, FLORIDA 32086  
(904) 806-2145 FAX 797-5811

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

*ELWOOD L. RENN*

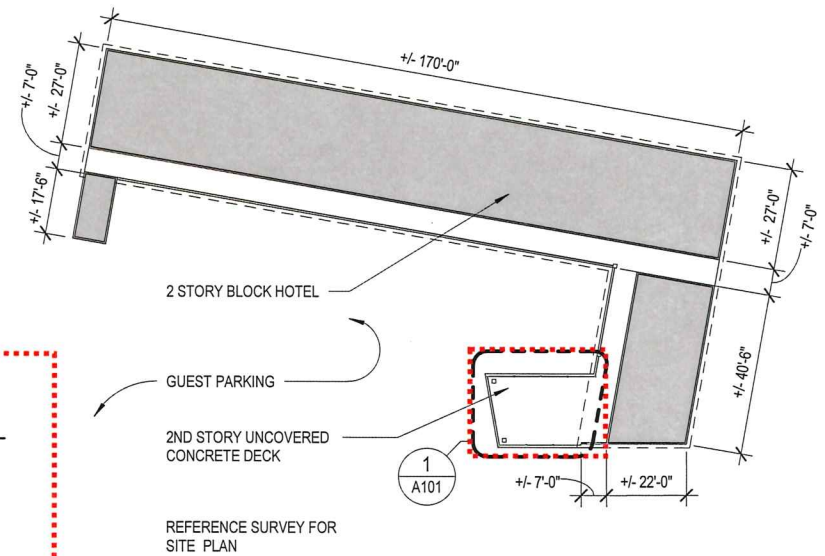
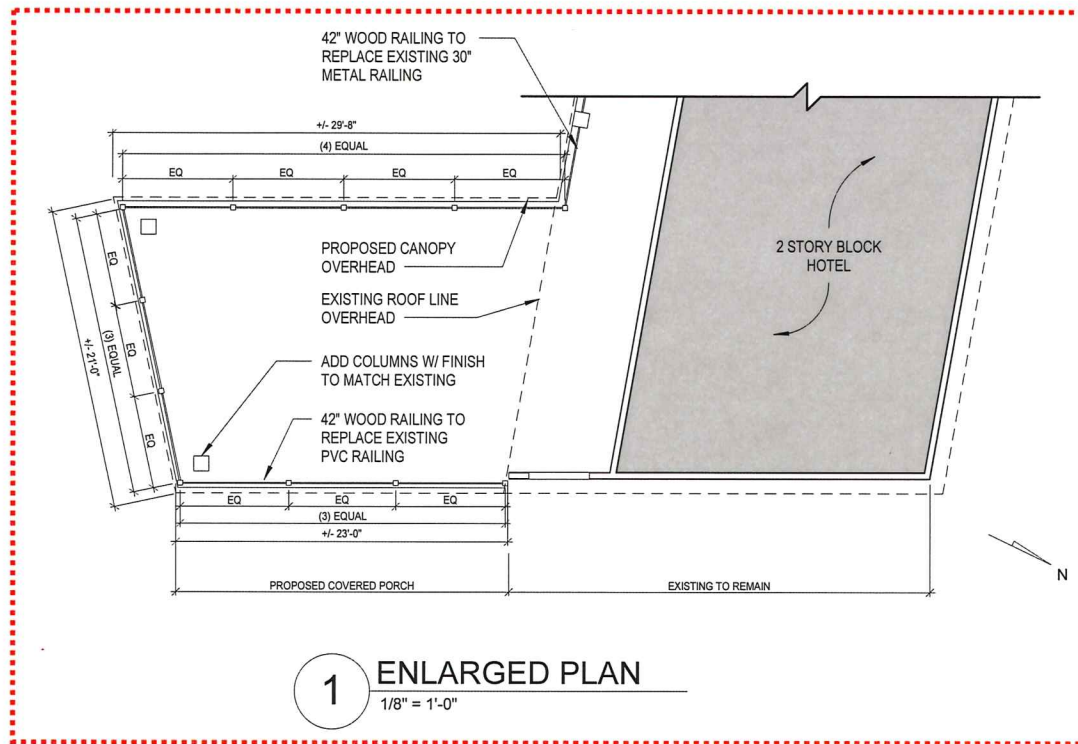
SEAL

**ELWOOD L. RENN R.L.S. #3647**  
**FOR RESIDENTIAL SURVEYOR LLC LB#8119**

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2 OVERALL PLAN  
1/32" = 1'-0"

MARION MOTOR LODGE

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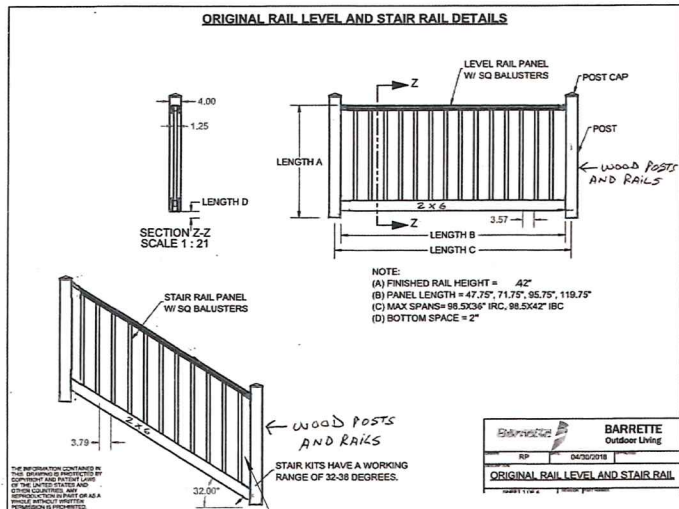
CANOPY  
As indicated



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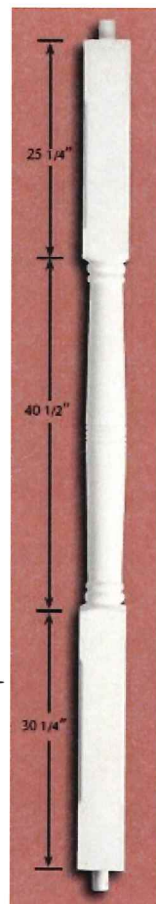
Planning/Building Dept.





1

PROPOSED WOOD RAILING



EXISTING 30" METAL RAILING,  
POSTS AND CORBELS

2

EXISTING RAILING



MODIFIED  
TO 42"  
EXISTING 30"

AWKWARD AND UNSAFE CONDITION  
AT TRANSITION FROM EXISTING 30"  
METAL RAILING TO 42" PVC RAILING  
ON TERRACE

MODIFICATION TO BRING  
EXISTING METAL RAILING TO  
MEET CODE @ 42"

MARION MOTOR LODGE

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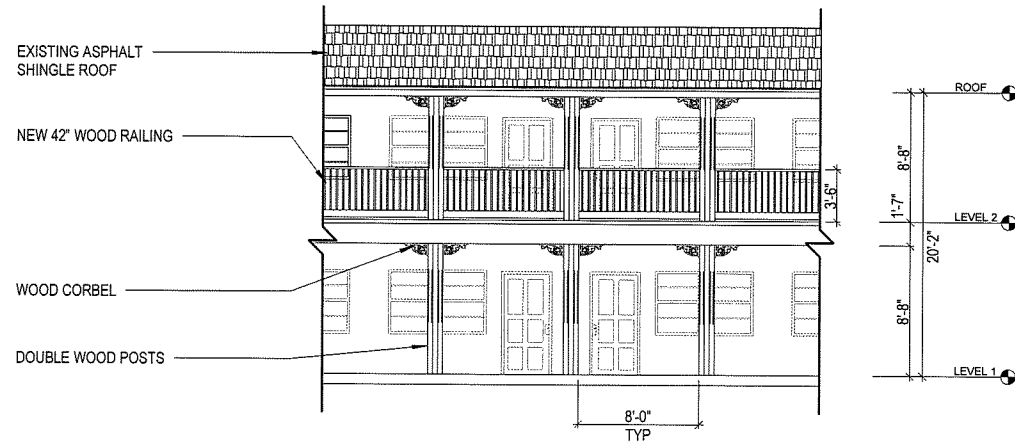
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RAILINGS

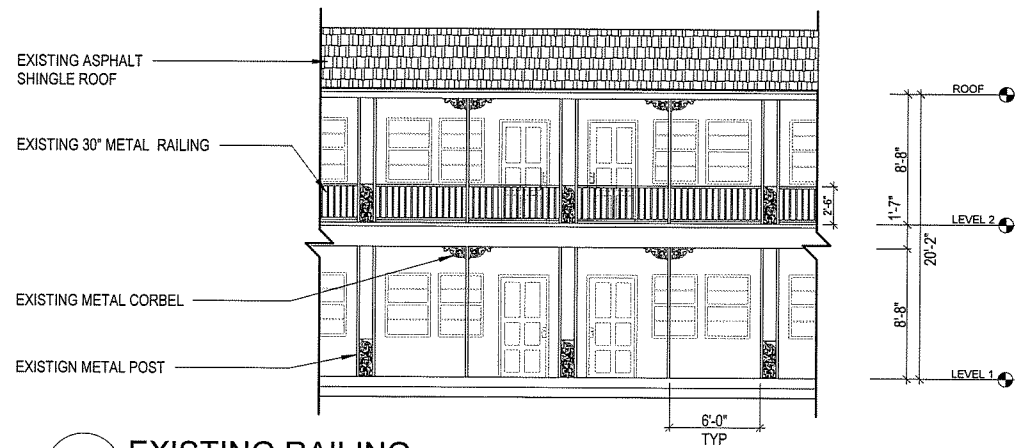
3" = 1'-0"





## 2 PROPOSED RAILING

1/8" = 1'-0"



## 1 EXISTING RAILING

1/8" = 1'-0"

### MARION MOTOR LODGE

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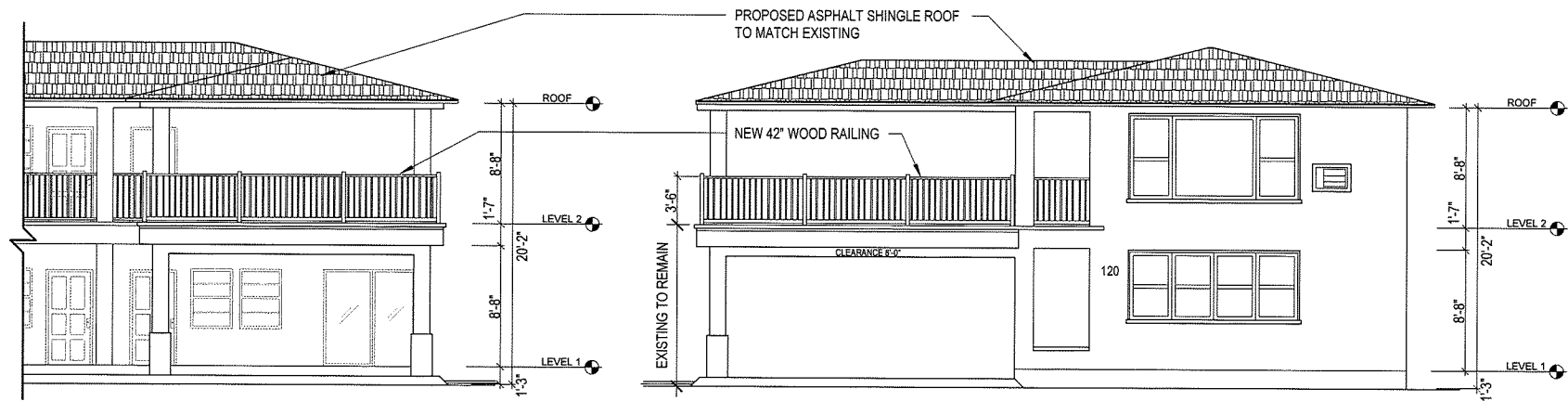
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RAILINGS

1/8" = 1'-0"



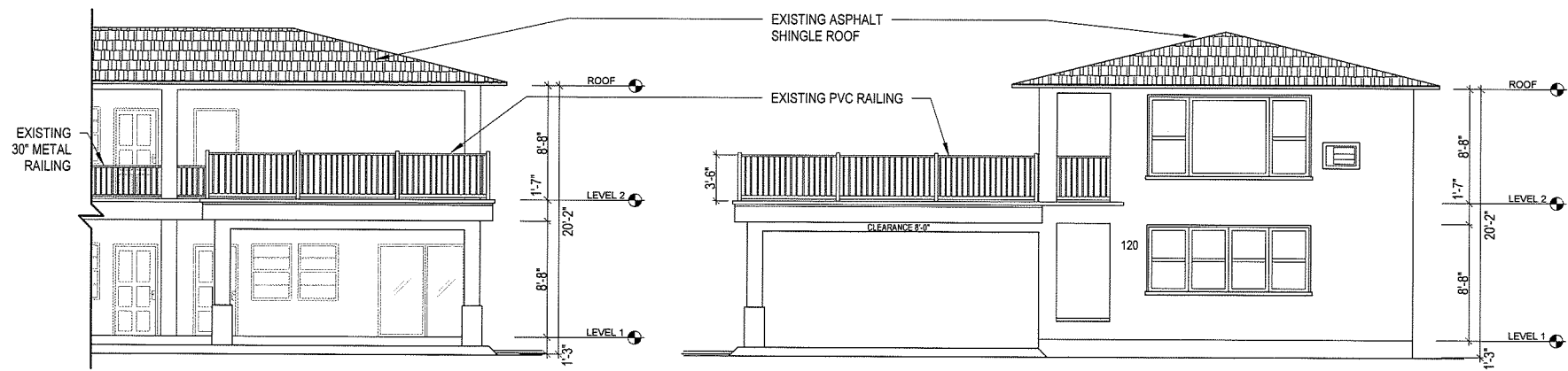




**PROPOSED ELEVATION - HIP ROOF**

2

1/8" = 1'-0"



**EXISTING ELEVATION**

1

1/8" = 1'-0"

MARION MOTOR LODGE

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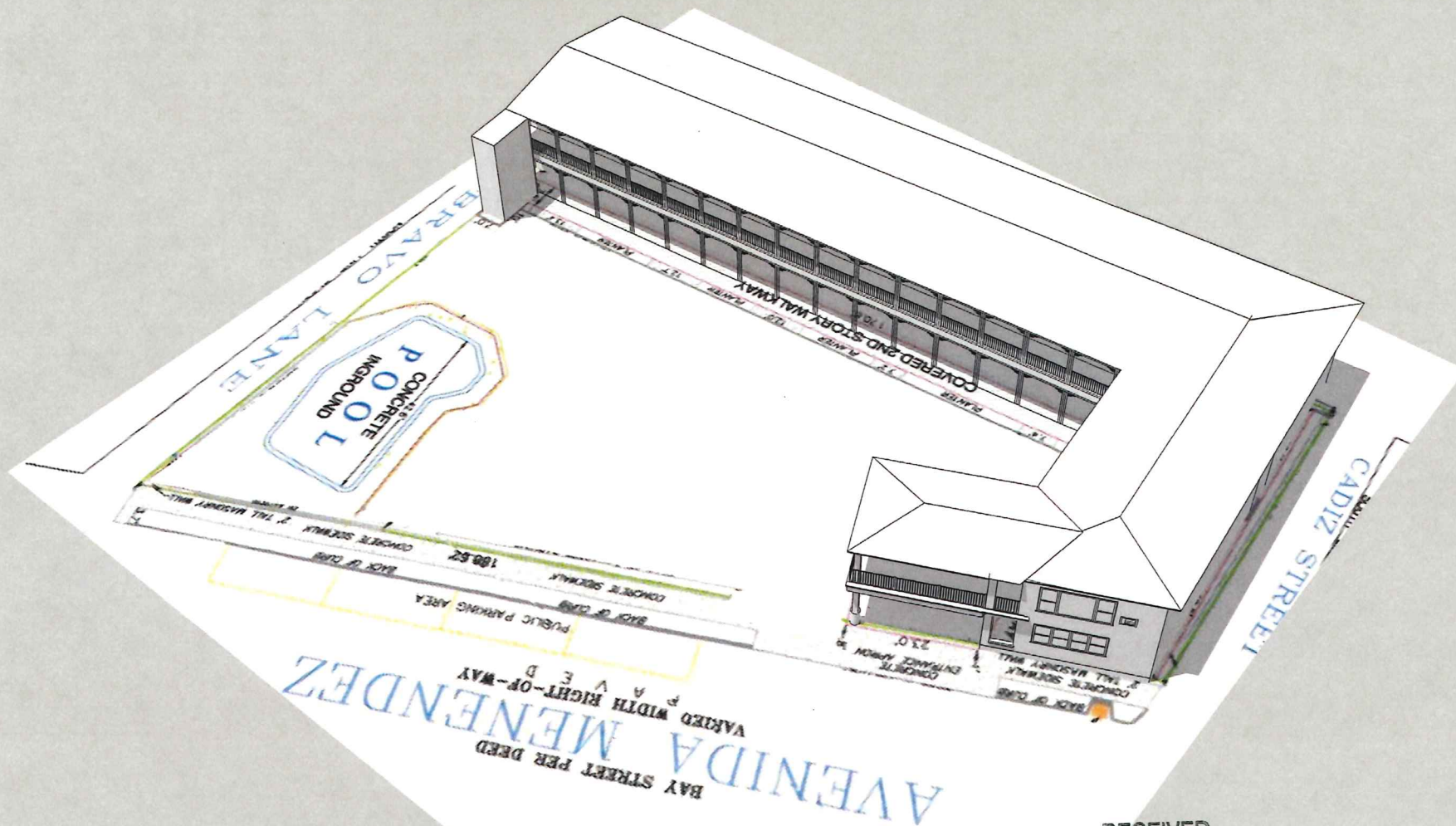
CANOPY

1/8" = 1'-0"

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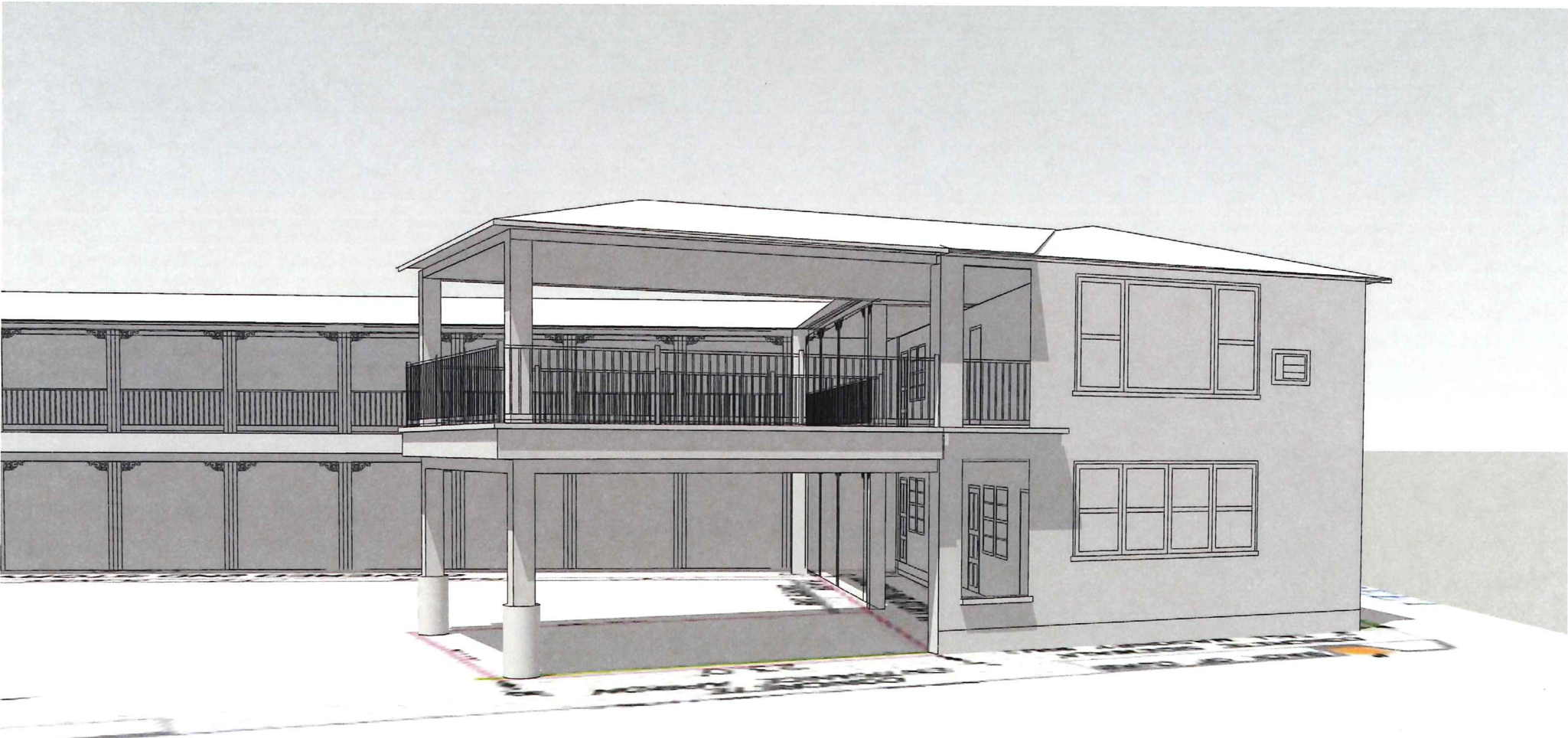


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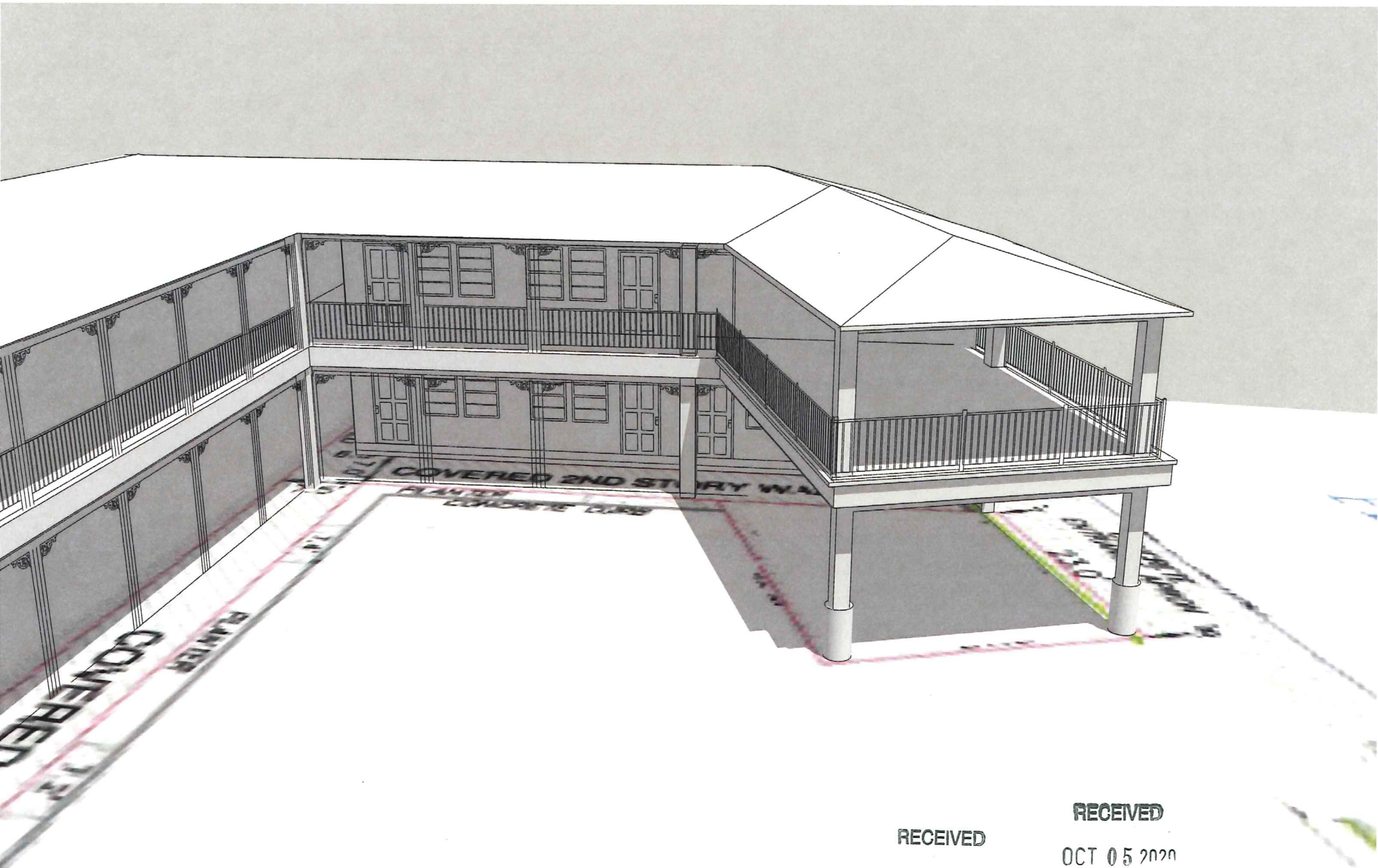
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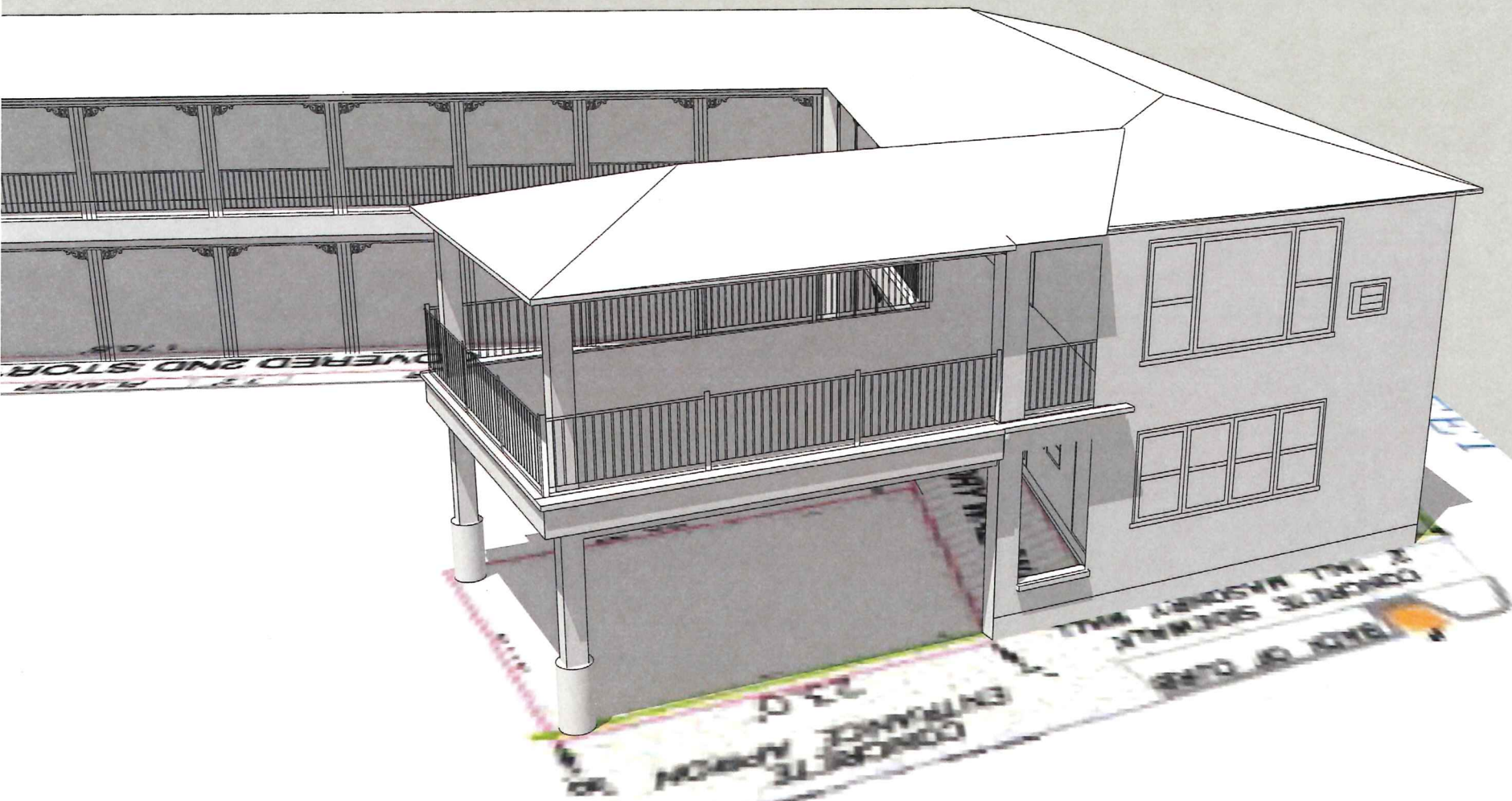
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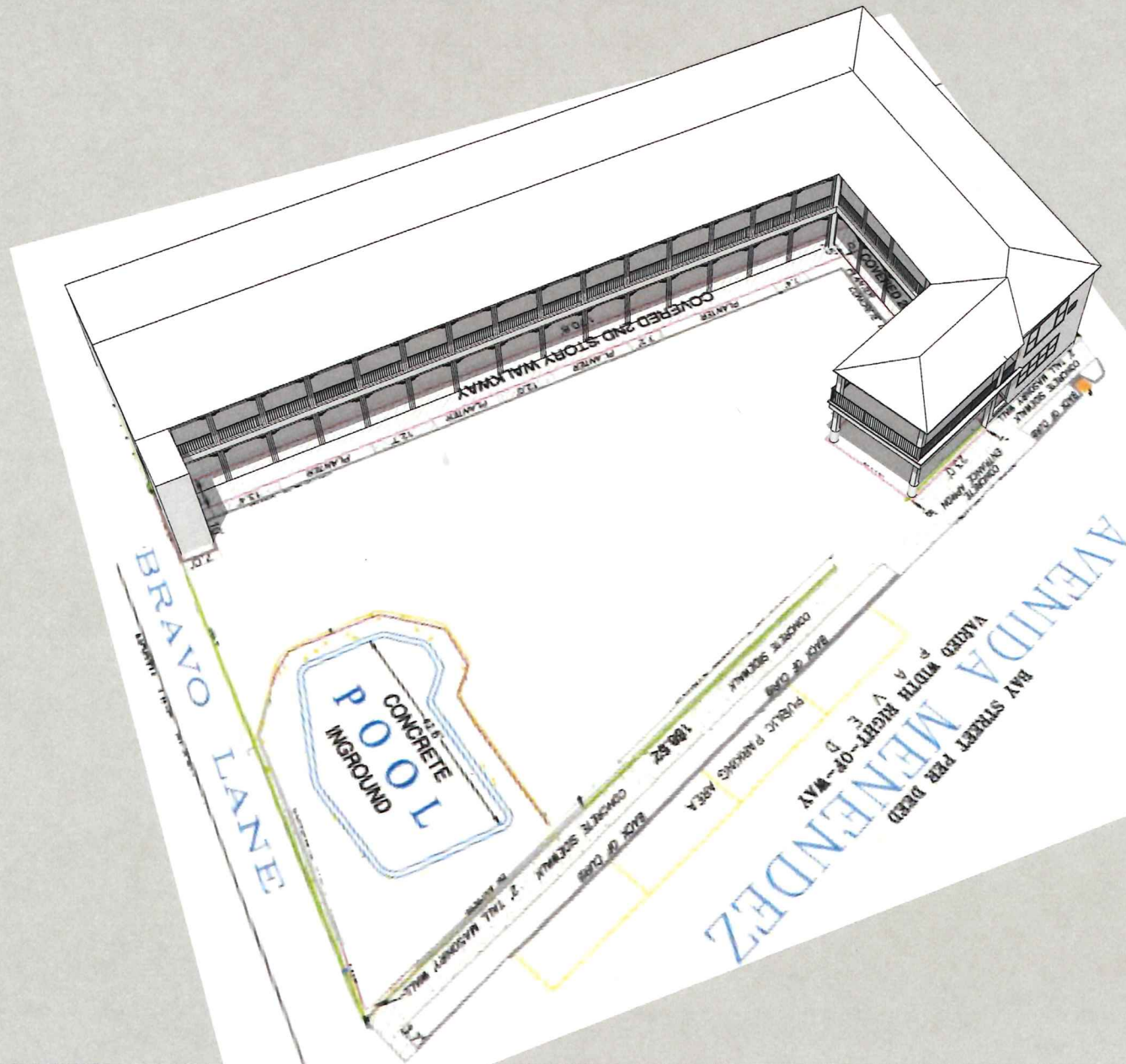




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**October 2020**

City of Saint Augustine  
Historic Architecture Review Board

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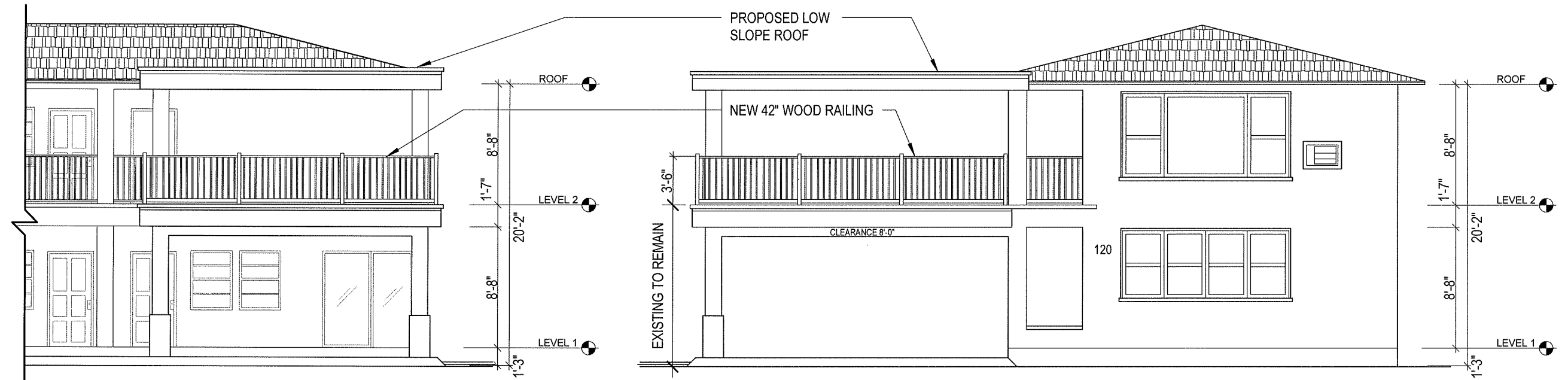
OCT 05 2020

Planning/Building Dept.

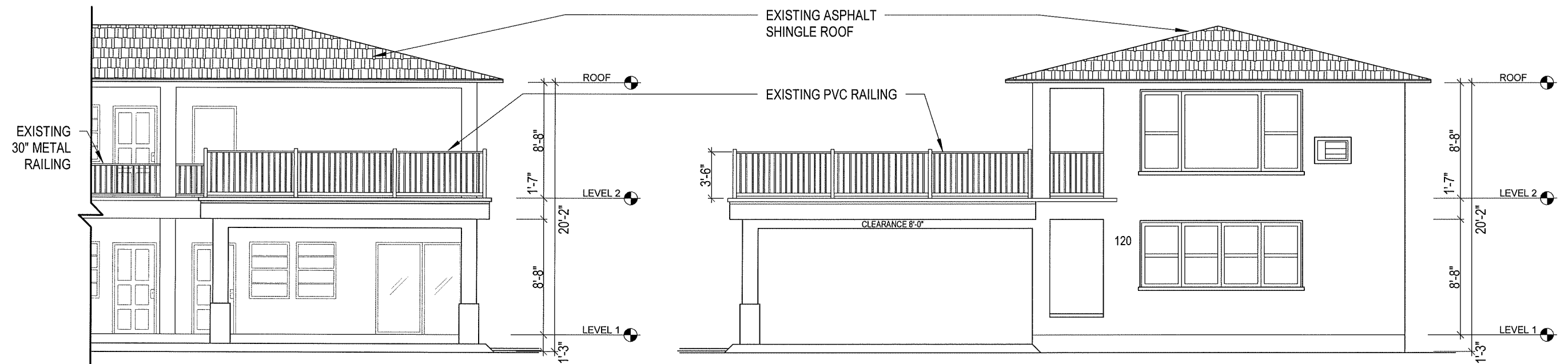
**Marion Motor Lodge**

120 Avenida Menendez  
Saint Augustine, Florida 32084  
marionmotorlodge@gmail.com





**2** PROPOSED ELEVATION - FLAT ROOF  
1/8" = 1'-0"



**1** EXISTING ELEVATION  
1/8" = 1'-0"

## MARION MOTOR LODGE

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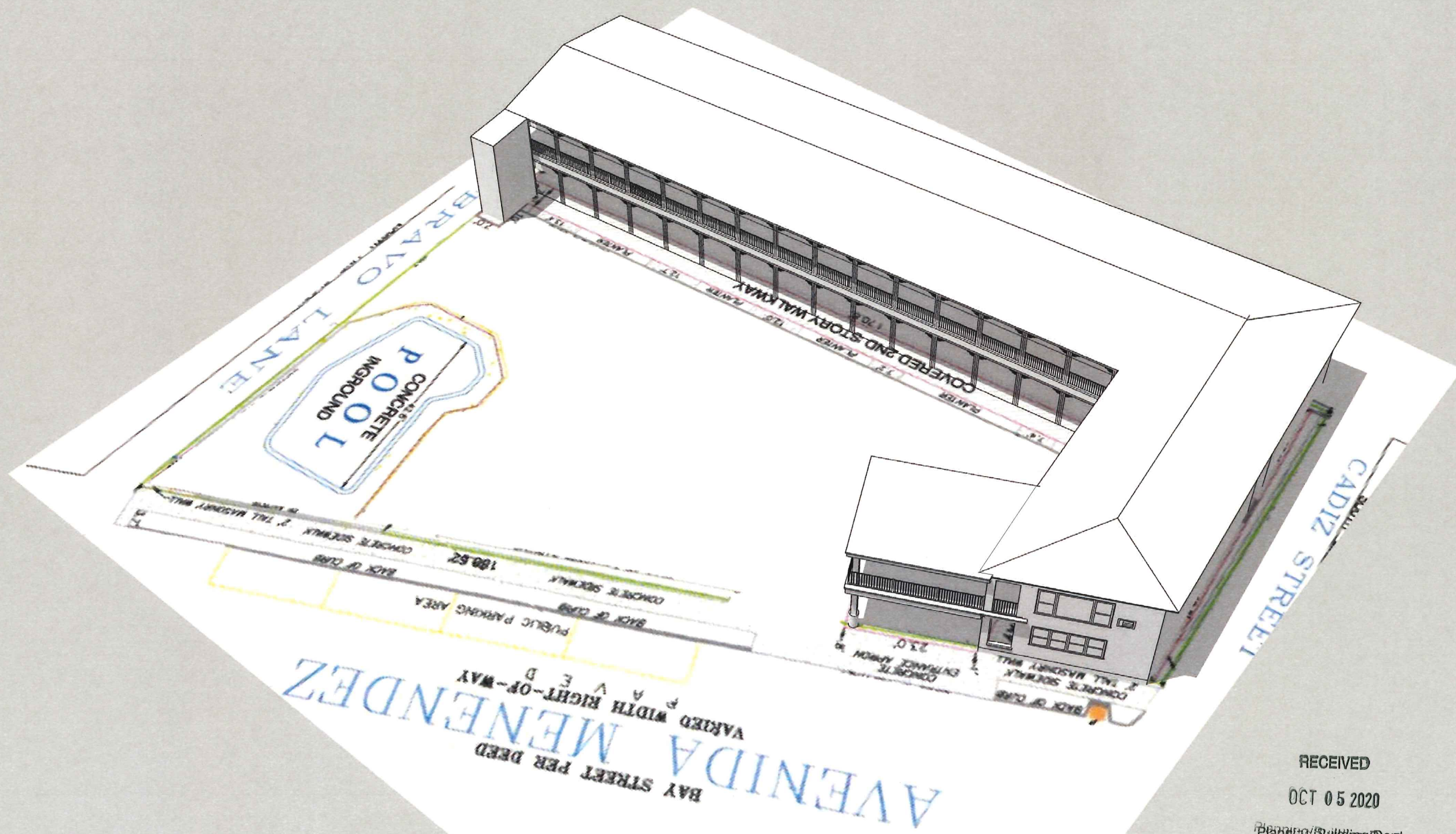
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CANOPY  
1/8" = 1'-0"







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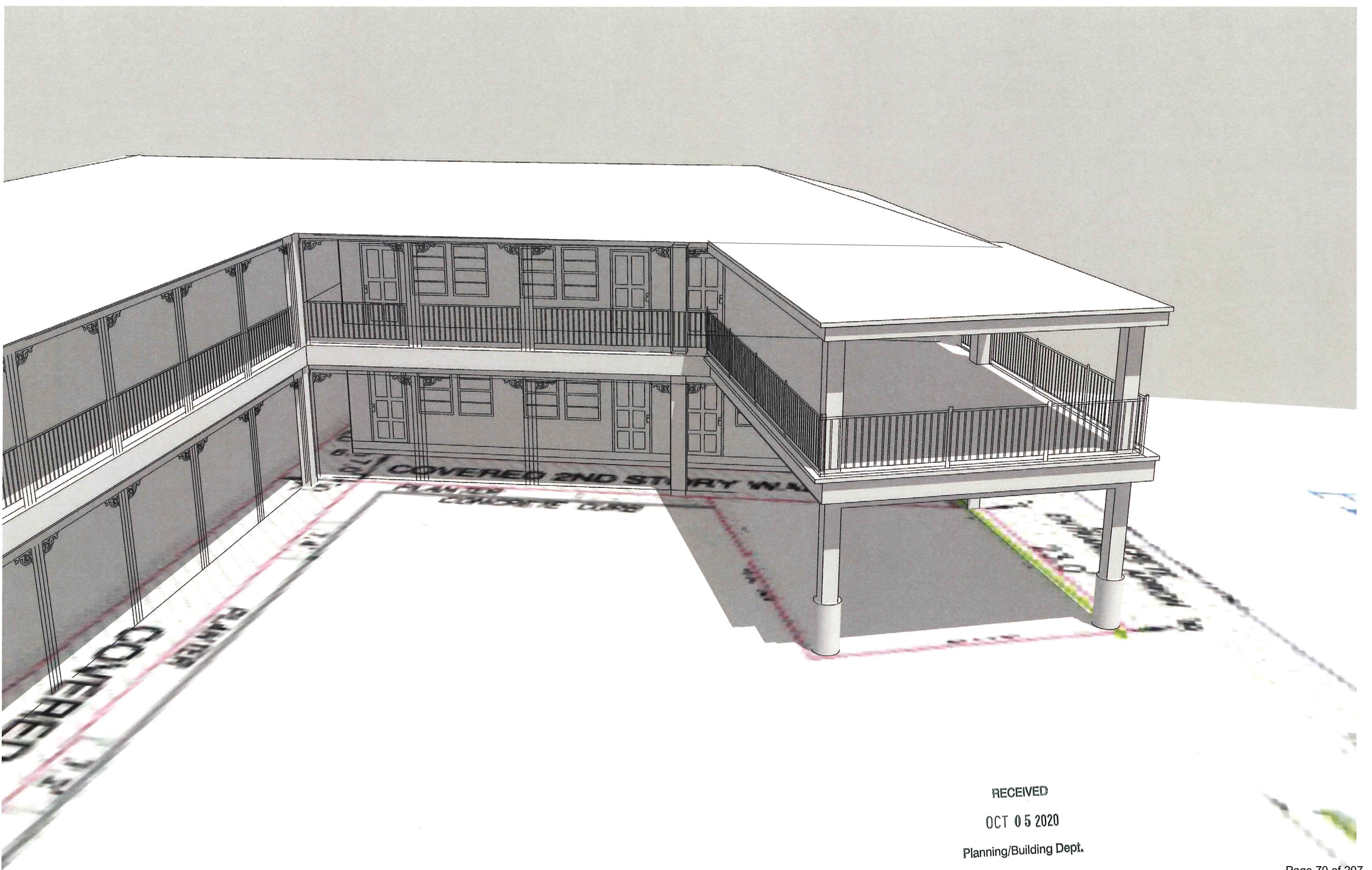


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OCT 05 2020

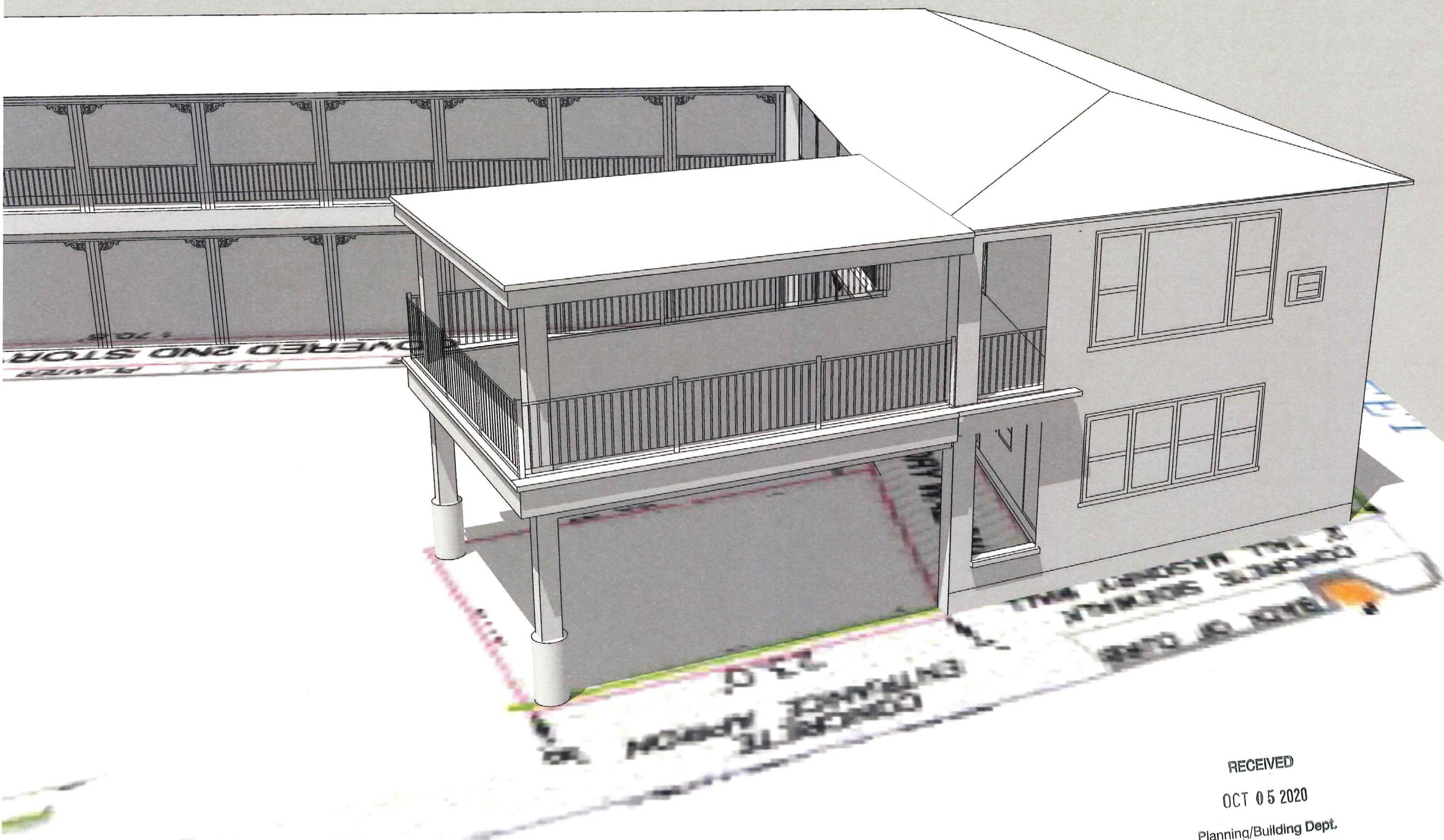
Planning/Building Dept.





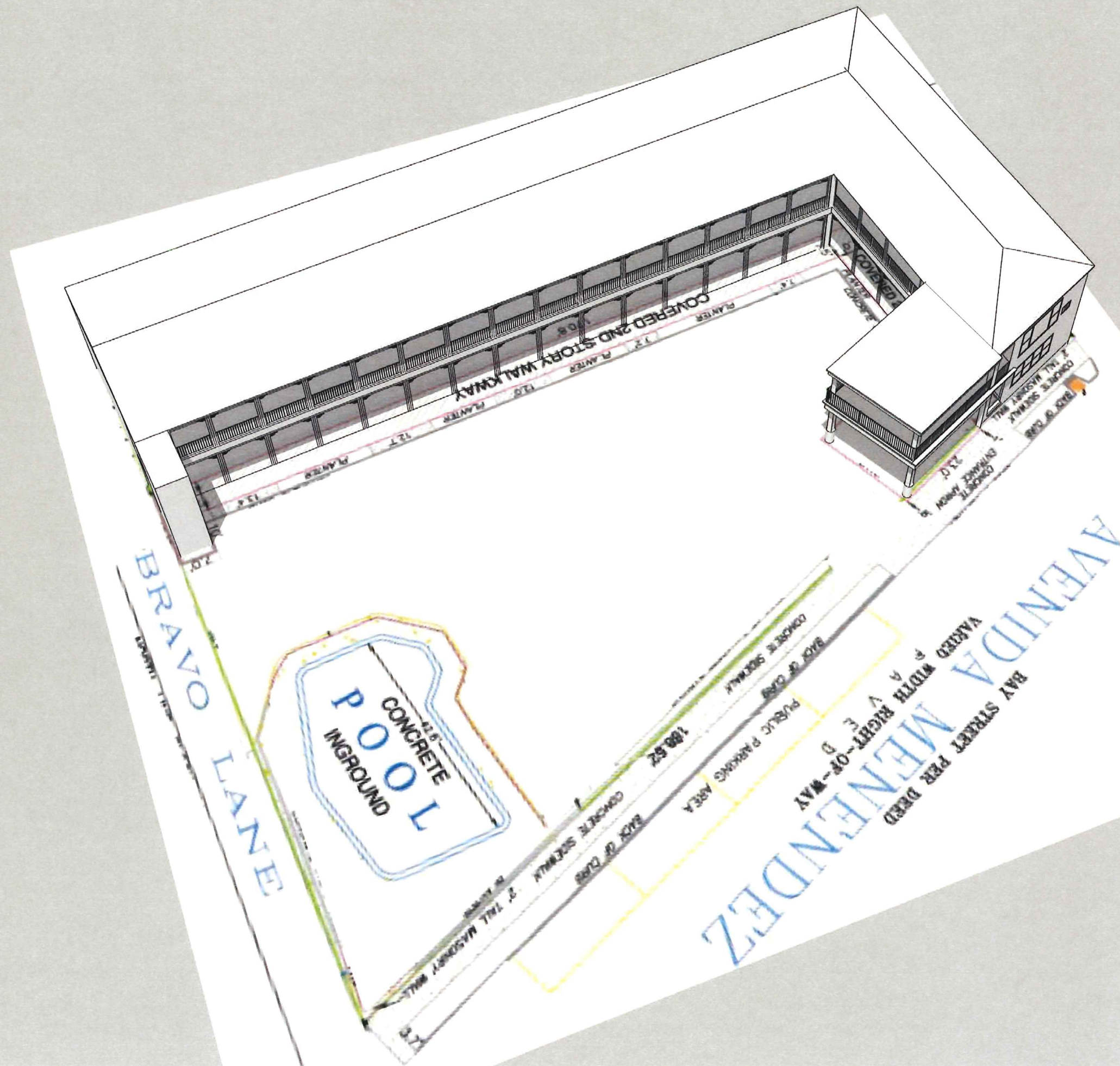
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OCT 05 2020

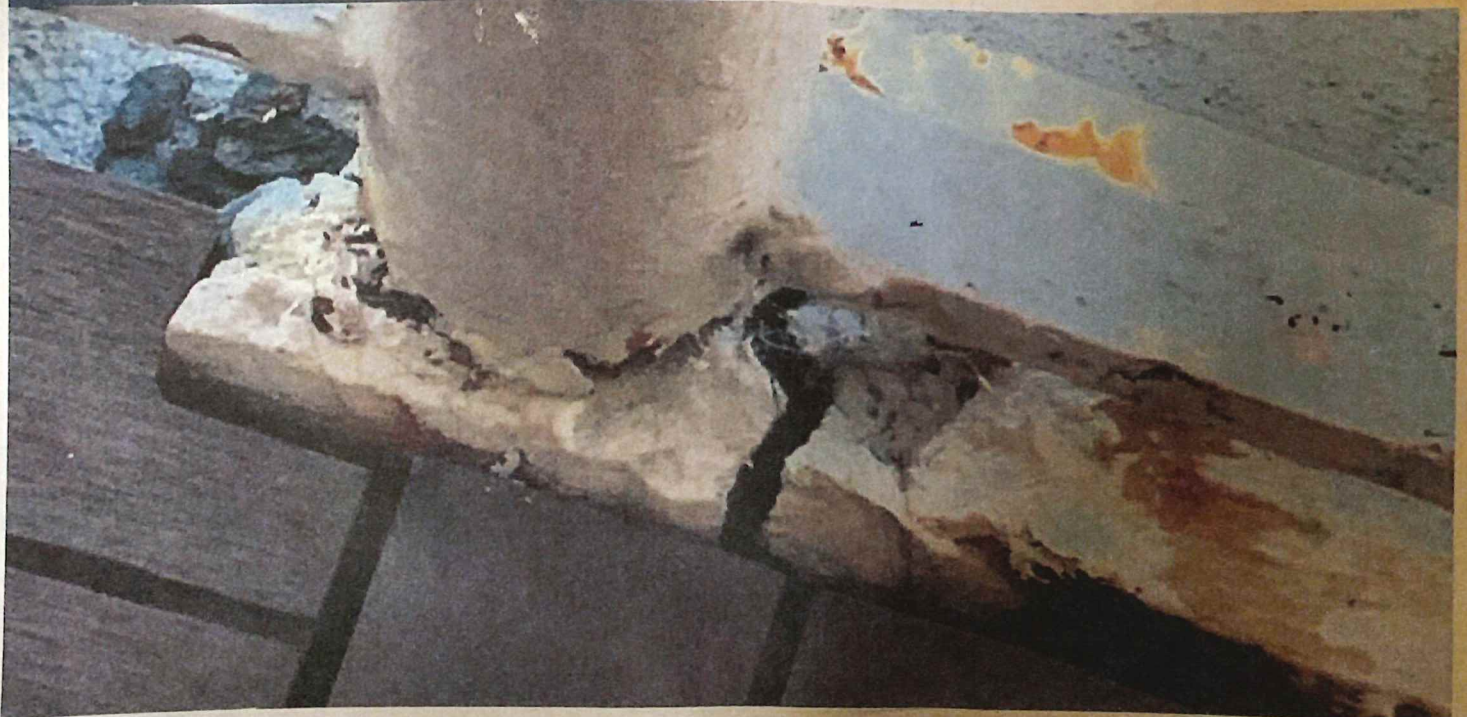
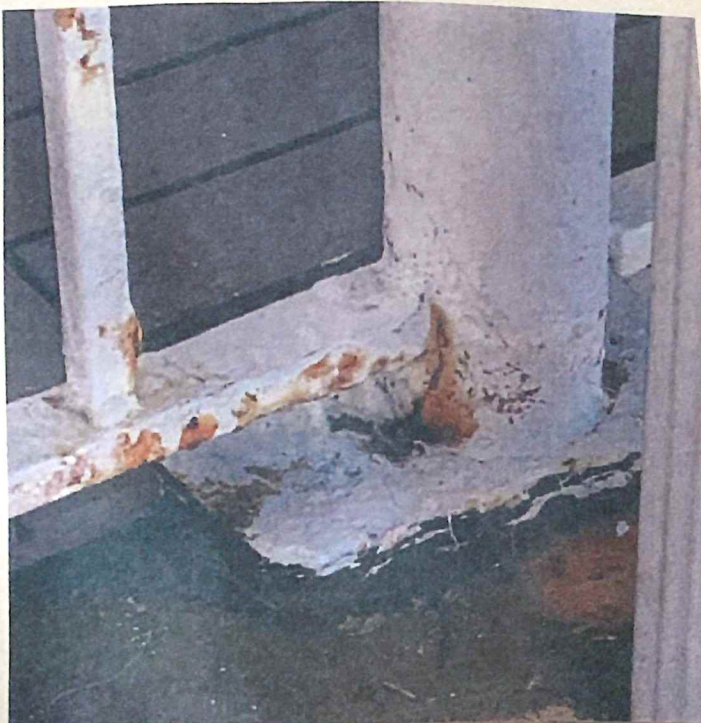
Planning / Building Dept.

MARION HOTEL  
120 Avenida Menendez  
St. Augustine, Fl.

09/05/20

HARB Board

Please see by the attached photos, that the structural integrity of the support columns have been compromised by the rusting over the years. It is imperative to replace said columns as soon as possible to avoid unsafe conditions to the structure as well as the railings.





**CITY OF ST. AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| \$50.00         | Alterations to single family home, site work, and site feature                       |
| \$150.00        | Construction of new single family home, major alterations, ad valorem tax exemption  |
| <u>\$100.00</u> | Alterations to all other buildings, site work, or features except single family home |
| \$200.00        | New construction except single family home                                           |

BDAC Project No. 2020-0098

Meeting Date: September 24, 2020

Receipt No. 1921456

Advertising Costs \$ \_\_\_\_\_ Postage \$ \_\_\_\_\_ Paid on \_\_\_\_\_

Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT DAVID GRANDE

Business (if applicable) \_\_\_\_\_

Address 4 REMINGTON RD

City ORMOND BCH

State FL

Zip Code 32174

Daytime telephone 386 299 6312

Other phone/email EXCALIBUR33@CFL.RR.COM

*The above contact information will be used for correspondence. Please ensure this information is accurate.*

2. NAME OF PROPERTY OWNER J. PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

Business (if applicable) MARION MOTOR LODGE

Address 120 AVENIDA MENENDEZ

City ST. AUGUSTINE

State FL

Zip Code 32084

Daytime telephone (required) 904 505 3585

Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 120 AVENIDA MENENDEZ

4. LEGAL DESCRIPTION: Lot N2 Block 20 Subdivision CITY OF ST. AUGUSTINE Parcel 300394-0000

5. EXISTING USE HOTEL PROPOSED USE HOTEL

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR      REPLACE

☐ ☒

Roof

☐ ☐

Roof structures (dormers, chimneys, etc.)

☐ ☐

Exterior finishes (stucco, masonry, siding)

☐ ☒

Porch/Deck/Balcony CHANGE METAL RAILINGS + SUPPORTS TO WOOD

☐ ☐

Awning/Canopy

☐ ☐

Exterior Doors

☐ ☐

Windows

☐ ☐

Shutters

☐ ☐

Foundation (including infill)

☐ ☐

Exterior lighting & other appurtenances

☐ ☐

Existing fences, walls & gates

☐ ☐

Existing parking, walkways & other site features

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SEP 02 2020

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building \_\_\_\_\_
- ☐ New addition \_\_\_\_\_
- ☐ New roof structures (dormers, chimneys, etc.) \_\_\_\_\_
- ☐ New porch/deck/balcony \_\_\_\_\_
- ☐ New awning/canopy \_\_\_\_\_
- ☐ New entrances \_\_\_\_\_
- ☐ New window opening/sashes \_\_\_\_\_
- ☐ New exterior lighting \_\_\_\_\_
- ☐ New fence/wall/gate \_\_\_\_\_
- ☐ New parking/walkways/other site features \_\_\_\_\_
- ☐ Exterior utility service/mechanical equipment \_\_\_\_\_

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☒ No painting associated with proposed project MATCH EXISTING

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

ADD COVERED ROOF TO EXISTING DECK  
REMOVE METAL RAILINGS & SUPPORTS AND REPLACE  
WITH WOOD RAILINGS & SUPPORTS. (SEE PICTURES)

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME

DAVID GRANDE

SIGNATURE OF APPLICANT

David Grande

DATE 08-04-20

PRINT OWNER'S NAME

MACK PATEL

SIGNATURE OF OWNER

Mack Patel

DATE 8-4-2020

J PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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October 2017

SEP 02 2020

Planning / Building Dept.



2020-0098

120 Avenida Menendez

**COMPLETENESS REVIEW CHECKLIST**

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: [http://www.staugustinegovernment.com/your\\_government/documents/AGHP2.pdf](http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf)

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

86

**INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS**

\*The below is a list of requirements based upon the scope of work. To be completed by planning staff

| OK                                                                                                                                                                  | Need                                | N/A                      |                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ROOFS AND ROOFING</b> (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)                                    |                                     |                          |                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing roof and affected features                                                                                                                                                                   |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.        |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)                                      |
| <b>EXTERIOR FINISHES</b> (wood siding and decorative features, masonry surfaces and features, stucco)                                                               |                                     |                          |                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing surface or feature including close-up and full building perspective                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable                                                              |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Documentation of justification for changing the siding, finish, or feature and the extent of the affected area                                                                                                       |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture        |
| <b>PORCHES, DECKS, BALCONIES</b> (including loggias/colonnades, porch enclosures, associated decorative features)                                                   |                                     |                          |                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony                                                                                                                                |
| <input checked="" type="checkbox"/>                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details                                                                                                       |
| <input checked="" type="checkbox"/>                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| <b>AWNING/CANOPY</b> <i>@ Need to show how roof structure will tie into existing building details of roof design and structure under roof (how will that look?)</i> |                                     |                          |                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing awning/canopy or location of proposed awning/canopy                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable                                                                                               |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade         |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details                     |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Documentation of justification for changing the existing awning/canopy and the extent of the affected area                                                                                                           |
| <b>EXTERIOR DOORS</b> (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)                                          |                                     |                          |                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing door(s) or location of proposed new door opening(s)                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)                                                                     |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> For new openings, a scaled wall section                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware                                                                                            |
| <input type="checkbox"/>                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Documentation of justification for changing the existing door(s) and the extent of the affected area.                                                                                                                |

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CONTINUED

\*The below is a list of requirements based upon the scope of work. (To be completed by planning staff)\*

**WINDOWS** (windows, shutters, and other associated features)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window                                                                                                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware                                                                                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

**FOUNDATION** (replacement, infill, alteration including elevation)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings                                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

**EXTERIOR ELECTRICAL/MECHANICAL** (light fixtures, vents, utilities, pool systems, vending)

- | OK                       | Need                     | N/A                      |                                                                                                                |
|--------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                                                  |
|--------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate                                                                                                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section                                                                                                         |

**PARKING, LANDSCAPE OR OTHER SITE FEATURE** (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                           |
|--------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing                                                                                                                                 |

**NEW CONSTRUCTION** (accessory structure/outbuilding, garage, and other new buildings)

- | OK                       | Need                     | N/A                      |                                                                                                                        |
|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan                                                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections                                                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code                 |

*\*Need confirmation "Original Rail Level" sheet is proposed for new railing and verification of material proposed.*  
*❖ Other details necessary for review: We do not have any real details to see what is proposed for the roof structure that will cover the deck (the roof itself (height, shape, pitch, materials), how it will attach to building, and what will be below roof?*

Project number: 2020-0098 Project Address: 120 Avenida Menendez

Reviewed by: Julie Courtney Date: 8.31.2020



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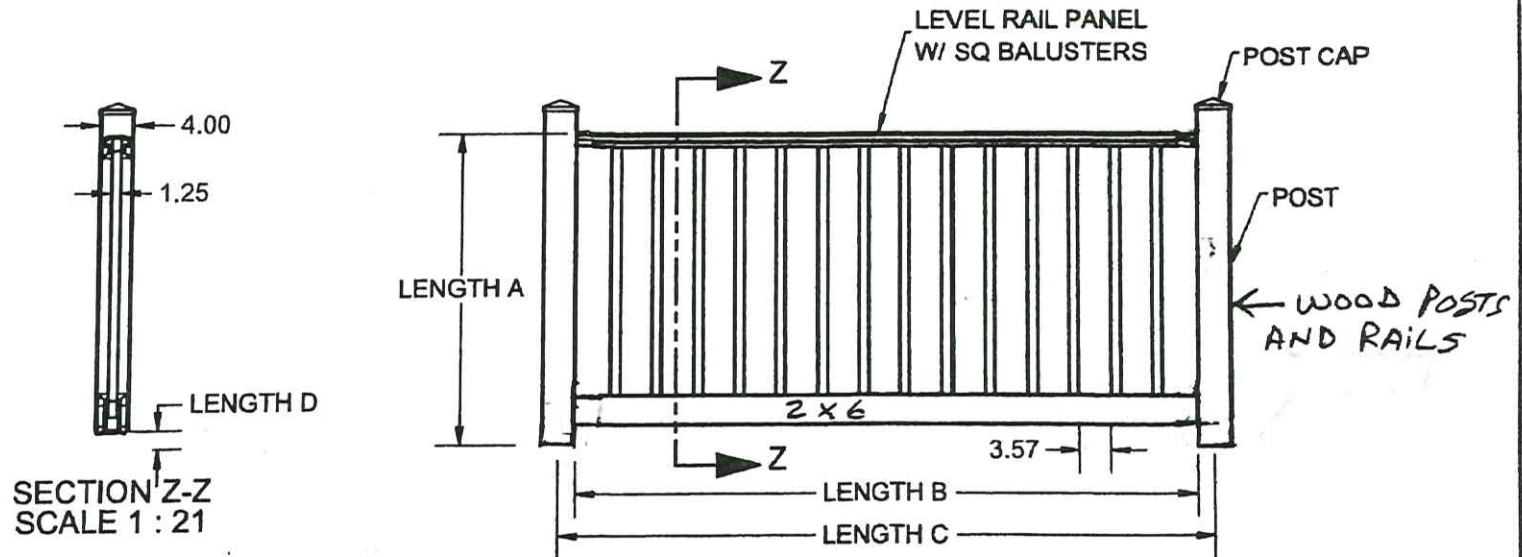


# ORIGINAL RAIL LEVEL AND STAIR RAIL DETAILS

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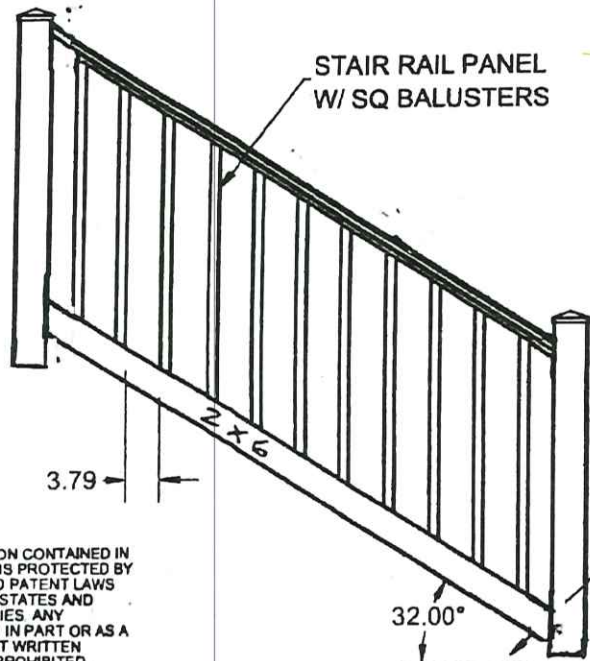
SEP 02 2020

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## NOTE:

- (A) FINISHED RAIL HEIGHT = 42"
- (B) PANEL LENGTH = 47.75", 71.75", 95.75", 119.75"
- (C) MAX SPANS= 98.5X36" IRC, 98.5X42" IBC
- (D) BOTTOM SPACE = 2"



STAIR KITS HAVE A WORKING RANGE OF 32-38 DEGREES.

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|                                           |    |                                   |             |
|-------------------------------------------|----|-----------------------------------|-------------|
| <b>Barrette</b>                           |    | <b>BARRETTE</b><br>Outdoor Living |             |
| DATE                                      | RP | DATE                              | 04/30/2018  |
| DESCRIPTION                               |    |                                   |             |
| <b>ORIGINAL RAIL LEVEL AND STAIR RAIL</b> |    |                                   |             |
| SHEET 1 OF 4                              |    | REVISION                          | PART NUMBER |
| SCALE 1:21                                |    |                                   | N/A         |
| WEIGHT: N/A                               |    |                                   |             |



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- ① ROOF PITCH - 4/12
- ② OVERALL HEIGHT OF ROOF - 21 FT.
- ③ MATERIALS & COLOR OF ROOF - ~~SHINGLES~~ SHINGLE ROOF TO MATCH EXISTING
- ④ MATERIALS & COLOR OF WALLS - STUCCO WALLS / WHITE PAINT
- ⑤ FINISH OF WOOD RAILS - WHITE PAINT



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## St. Johns County, FL

### Tax Bill

My Tax Bill

### Estimate Taxes

Tax Estimator

### 2020 TRIM Notice

2020 TRIM Notice(PDF)

### 2019 TRIM Notice

2019 TRIM Notice(PDF)

### Summary

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1983900000                                                                                                                            |
| Location Address  | 120 AVENIDA MENENDEZ<br>SAINT AUGUSTINE 32084-0000                                                                                    |
| Neighborhood      | Motels (Midscale/Limited) Bayfront (COM) (610.79)                                                                                     |
| Tax Description*  | CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Hotels & Motels (3900)                                                                                                                |
| Subdivision       | City of St Augustine                                                                                                                  |
| Sec/Twp/Rng       | 17-7-30                                                                                                                               |
| District          | City of St Augustine (District 452)                                                                                                   |
| Millage Rate      | 20.0503                                                                                                                               |
| Acreage           | 0.450                                                                                                                                 |
| Homestead         | N                                                                                                                                     |

### Owner Information

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Owner Name      | J Prabhu LLC 100%                                      |
| Mailing Address | 120 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-0000 |

### Map





## Valuation Information

|                               | 2020        |
|-------------------------------|-------------|
| Building Value                | \$889,324   |
| Extra Features Value          | \$33,794    |
| Total Land Value              | \$1,036,970 |
| Agricultural (Assessed) Value | \$0         |
| Agricultural (Market) Value   | \$0         |
| Just (Market) Value           | \$1,928,800 |
| Total Deferred                | \$0         |
| Assessed Value                | \$1,928,800 |
| Total Exemptions              | \$0         |
| Taxable Value                 | \$1,928,800 |

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2019 | \$750,107      | \$33,794            | \$1,036,970      | \$0               | \$0                 | \$1,820,871         | \$1,784,308    | \$36,563     | \$1,784,308   |
| 2018 | \$645,604      | \$33,794            | \$942,700        | \$0               | \$0                 | \$1,622,098         | \$1,622,098    | \$0          | \$1,622,098   |
| 2017 | \$645,604      | \$31,626            | \$942,700        | \$0               | \$0                 | \$1,619,930         | \$1,619,930    | \$0          | \$1,619,930   |
| 2016 | \$323,296      | \$30,411            | \$785,720        | \$0               | \$0                 | \$781,400           | \$781,400      | \$0          | \$781,400     |
| 2015 | \$323,296      | \$30,411            | \$687,505        | \$0               | \$0                 | \$781,400           | \$781,400      | \$0          | \$781,400     |
| 2014 | \$200,000      | \$24,493            | \$716,969        | \$0               | \$0                 | \$774,493           | \$774,493      | \$0          | \$774,493     |
| 2013 | \$200,000      | \$24,493            | \$716,969        | \$0               | \$0                 | \$774,493           | \$774,493      | \$0          | \$774,493     |
| 2012 | \$200,000      | \$24,493            | \$716,969        | \$0               | \$0                 | \$774,493           | \$774,493      | \$0          | \$774,493     |
| 2011 | \$200,000      | \$24,493            | \$795,541        | \$0               | \$0                 | \$774,493           | \$774,493      | \$0          | \$774,493     |
| 2010 | \$240,000      | \$24,493            | \$883,935        | \$0               | \$0                 | \$964,493           | \$964,493      | \$0          | \$964,493     |

## Building Information

|                   |                |                   |                   |
|-------------------|----------------|-------------------|-------------------|
| Building          | 1              | Roof Structure    | Wood Truss        |
| Actual Area       | 14924          | Roof Cover        | Composite Shingle |
| Conditioned Area  | 11070          | Interior Flooring | Carpet            |
| Actual Year Built | 1959           | Interior Wall     | Drywall           |
| Use               | Motel          | Heating Type      | Air Duct          |
| Style             | 07             | Heating Fuel      |                   |
| Class             | N              | Air Conditioning  | Central           |
| Exterior Wall     | Concrete Block | Baths             |                   |

| Category          | Type                       | Pct  |
|-------------------|----------------------------|------|
| Exterior Wall     | Concrete Block             | 100% |
| Roofing Structure | Wood Truss                 | 100% |
| Roofing Cover     | Composite Shingle          | 100% |
| Interior Walls    | Drywall                    | 100% |
| Interior Flooring | Carpet                     | 100% |
| Heating Type      | Air Duct                   | 100% |
| Air Conditioning  | Central                    | 100% |
| Frame             | Masonry                    | 100% |
| Plumbing          | 100 FIXTURES               | 100% |
| Electrical        | Good                       | 100% |
| Foundation        | Concrete Perimeter Footing | 100% |
| Insulation        | 1" Fiberglass              | 100% |
| Floor System      | Concrete Slab              | 100% |
| Condition         | Good                       | 100% |

| Description          | Conditioned Area | Actual Area |
|----------------------|------------------|-------------|
| OUTSIDE STAIRS       | 0                | 66          |
| CANOPY (COMMERCIAL)  | 0                | 1142        |
| BALCONY              | 0                | 416         |
| FINISHED UPPER STORY | 4590             | 4590        |
| BASE AREA            | 4590             | 4590        |
| CANOPY (COMMERCIAL)  | 0                | 1142        |
| CANOPY (COMMERCIAL)  | 0                | 416         |
| BASE AREA            | 945              | 945         |
| CANOPY (COMMERCIAL)  | 0                | 291         |
| FINISHED UPPER STORY | 945              | 945         |
| CANOPY (COMMERCIAL)  | 0                | 291         |
| OUTSIDE STAIRS       | 0                | 42          |
| OUTSIDE STAIRS       | 0                | 48          |



|            |       |       |
|------------|-------|-------|
| Total SqFt | 11070 | 14924 |
|------------|-------|-------|

#### Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|------------------|-----|--------|-------|--------|-------|
| Pool (Concrete)  | 0   | 0      | 0     | 0      | 840   |
| Concrete Paving  | 0   | 0      | 0     | 0      | 10800 |
| Masonry Wall     | 0   | 0      | 0     | 0      | 560   |
| Metal Fence 4'   | 0   | 0      | 0     | 0      | 75    |

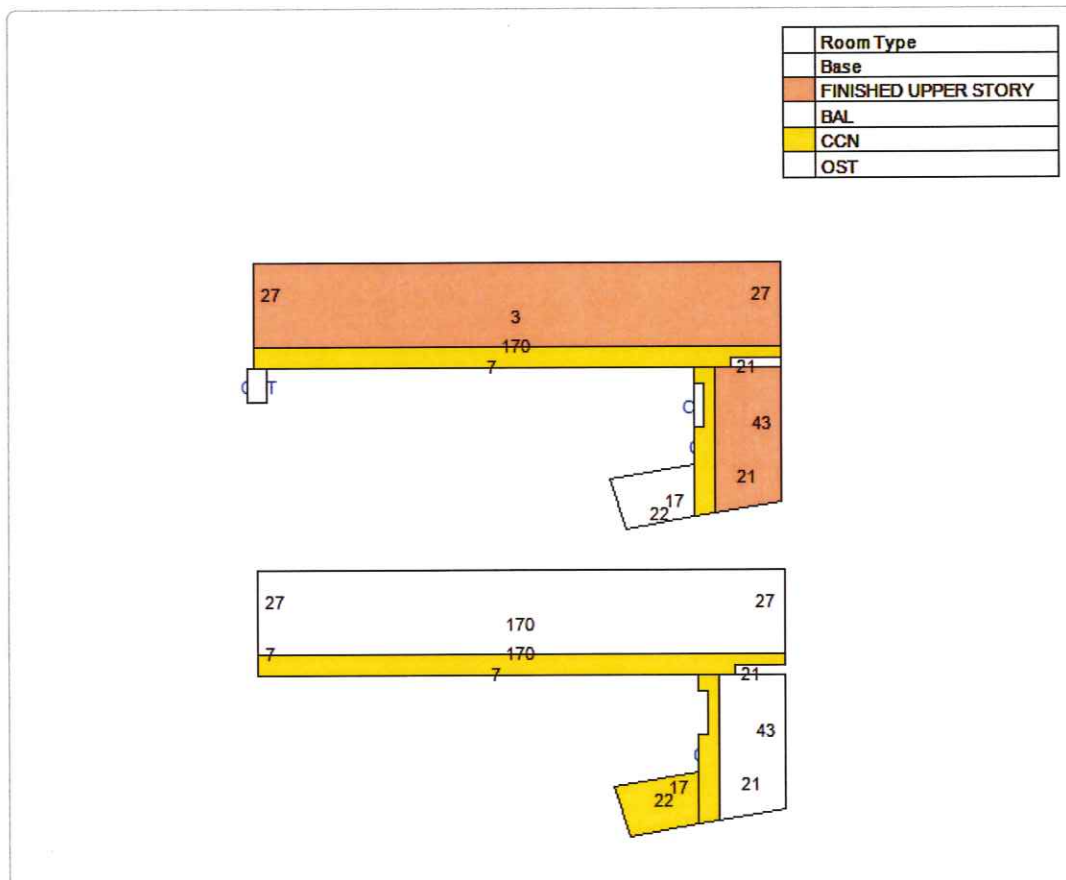
#### Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value  |
|-----------------|-------|-------|------------------|-----------|-------------|
| Hotels          | 0     | 0     | 18854            | SF        | \$1,036,970 |

#### Sale Information

| Recording Date | Sale Date | Sale Price     | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor              | Grantee            |
|----------------|-----------|----------------|-----------------|----------------------|----------------------|---------------|-----------------|----------------------|--------------------|
| 7/11/2016      | 7/8/2016  | \$4,100,000.00 | WD              | <a href="#">4220</a> | <a href="#">1288</a> | U             | I               | MARION MOTOR LODGE   | J PRABHU LLC       |
|                | 7/1/2008  | \$0.00         | WD              | <a href="#">3107</a> | <a href="#">639</a>  | U             | I               | KACZMARCZYK STEFANIA | MARION MOTOR LODGE |

#### Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 8/22/2020, 12:27:44 AM

Developed by  
 Schneider  
 GEOSPATIAL

Version 2.3.79

76 5974

executive line

FORM 124- FLORIDA Warranty Deed (From a Corp.)

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

REC 307 PAGE 206

**This Indenture,**

Made this

15<sup>th</sup>

day of

June

, A. D. 1976

Between MARION MOTOR LODGE, INC.,

a corporation existing under the laws of the State of Florida  
having its principal place of business in the County of St. Johns and  
State of Florida party of the first part, and

HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, husband  
and wife as tenants by the entirety, 120 Avenida Menendez,  
St. Augustine,  
of the County of St. Johns and State of Florida  
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of  
the sum of -----Ten and no/100 (\$10.00)----- Dollars,  
to it in hand paid by the said party of the second part, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said party of the second part  
forever, the following described land, situate, lying and being in the County of  
St. Johns , State of Florida, to wit:

All of Block 20, according to the Official Map of the City of  
St. Augustine, Florida; said land is bounded on the East by  
Bay Street, on the South by Bravo Lane, and on the West by  
Marine Street and on the North by Cadiz (formerly Green) Street.

SUBJECT TO: Existing mortgage dated September 26, 1975 by  
MARION MOTOR LODGE, INC. to FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF PUTNAM COUNTY, recorded September 26, 1975 in  
Official Records 286, page 571, St. Johns County, Florida,  
securing a note in the original amount of \$130,000.00, which  
mortgage has a current balance of \$128,450.28 as of June 15,  
1976, and which mortgage the grantees herein expressly assume  
and guarantee to pay.

And the said party of the first part does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has  
caused these presents to be signed in its name by its President,  
and its corporate seal to be affixed, attested by its Secretary  
the day and year above written.

This Indenture

is

to

St. Augustine,

Fla.

(Corporate Seal)

Attest: Douglas Franklin White  
DOUGLAS FRANKLIN WHITE, Secretary

MARION MOTOR LODGE, INC.

By George D. White  
GEORGE D. WHITE, President

Signed, Sealed and Delivered in Our Presence:

[Signature]  
State of Florida

ST. JOHNS  
COUNTY

County of ST. JOHNS

I Hereby Certify. That on this 15th day of June, A. D. 1976,  
before me personally appeared GEORGE D. WHITE and  
DOUGLAS FRANKLIN WHITE, Secretary President and Secretary  
respectively of MARION MOTOR LODGE, INC., a corporation  
under the laws of the State of Florida, to me known to be the  
persons described in and who executed the foregoing conveyance to  
HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, his wife,

and severally acknowledged the execution thereof to be their free act and deed as  
such officers, for the uses and purposes therein mentioned; and that they affixed  
thereto the official seal of said corporation, and the said instrument is the act and  
deed of said corporation.

Witness my signature and official seal at St. Augustine,  
in the County of St. Johns and State of Florida, the day and  
year last aforesaid.

Notary Public

My Commission Expires 9-24-78

MIDSTATE LEGAL SUPPLY COMPANY



02003  
JUN 29 1976  
DEPT. OF REVENUE  
PB. 190126  
FLORIDA  
DOCUMENTARY STAMP TAX  
484.20

ST. JOHNS COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
JUN 29 1976  
DEPT. OF REVENUE  
PB. 190126  
9995

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9995

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ST. JOHNS COUNTY, FLA

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CLERK ROBERT H. HAYES  
Darius W. Brown  
Attorney  
412 N. Halifax Ave.  
Daytona Beach, Fla.  
3 2018

Return to -  
REC 60  
SS 1652.30  
ST 41.00

Prepared by and return to:  
John L. Whiteman, Esq.

St. Johns Law Group  
104 Sea Grove Main Street  
Saint Augustine, FL 32080  
904-495-0400  
File Number: 16-0481  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 8th day of July, 2016 between Marion Motor Lodge, LLC, a Florida Limited Liability Company whose post office address is 49 Carrera Street, Saint Augustine, FL 32084, grantor, and J Prabhu, LLC, a Florida Limited Liability Company whose post office address is 4580 Collins Road, Jacksonville, FL 32244, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida, to-wit:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

Parcel Identification Number: 198390-0000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes



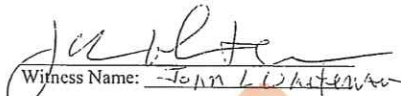
Signed, sealed and delivered in our presence:

  
Witness Name: John L. Whiteman

Marion Motor Lodge, LLC

By: Stefania Kaczmarczyk  
Stefania Kaczmarczyk, Manager

(Corporate Seal)

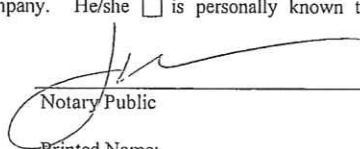
  
Witness Name: John L. Whiteman

State of Florida  
County of Saint Johns

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2016 by Stefania Kaczmarczyk of Marion Motor Lodge, LLC, on behalf of the company. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

J PRABHU, LLC

### Filing Information

**Document Number** L16000016651

**FEI/EIN Number** 81-2807782

**Date Filed** 01/25/2016

**Effective Date** 01/18/2016

**State** FL

**Status** ACTIVE

### Principal Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

### Mailing Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

### Registered Agent Name & Address

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Address Changed: 01/10/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2018        | 01/16/2018 |



|      |            |
|------|------------|
| 2019 | 01/10/2019 |
| 2020 | 03/17/2020 |

**Document Images**

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">03/17/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/10/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/16/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/02/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/25/2016 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for November 19, 2020 Meeting**



Application F2020-0115 Address: 66 Marine Street

Applicant: Jorge Gallego

Property Owner: Jorge Gallego

Project description: To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.



|                      |                                                               |                           |             |
|----------------------|---------------------------------------------------------------|---------------------------|-------------|
| Architectural Style: | Frame Vernacular                                              | Florida Master Site File: | SJ01275     |
| National Register:   | St. Augustine Town<br>Plan Historic District:<br>Contributing | Construction date:        | c 1894-1899 |
| Archaeology Zone:    | IB                                                            | Zoning District:          | HP-1        |
| Parcel number:       | 1988400000                                                    |                           |             |
| Agenda Item:         | 6(a)                                                          | Previous Action(s):       | F2013-0086  |

#### STAFF SUMMARY AND ANALYSIS:

- Located in the HP-1 zoning district on the west side of Marine Street, this two-story, L-shaped Frame Vernacular residential building was constructed between 1894-1899.
- A previous Certificate of Appropriateness application (F2013-0086) was approved with conditions, which included a proposed wood fence and rolling gate in the new proposed location for the fence and gates under this COA application, but was never constructed there. Please see attached plans for reference.
- An existing 6' high wood fence and double gates runs from the rear wall of the house across the south driveway and was administratively approved during a permit application review in 2017 (2013-1147-003).
- A shorter wood picket fence with a tall decorative metal gate runs across the north driveway, but is not proposed for replacement or a change of location.
- Two options for the fence and gate design and materials are proposed:
  1. Moving the existing wood fence and gates to the new location: According to the Architectural Guidelines for Historic Preservation (AGHP), simple vertical picket fences are appropriate for Frame Vernacular buildings and this type of modern wood vertical board privacy fence are generally appropriate only on side and rear elevations or recessed from the wall plane on the street side elevation. Moving the existing wood fence in the new location closer to the front facade could be administratively approvable as the fence was previously approved and will still be compatible with the AGHP.
  2. A new metal fence and gates (applicant's preferred option): While metal (iron) fences are allowed materials, the AGHP also states that fences and gates must match the architectural style of the primary building. The level of detail should be appropriate for style of the primary building. While the proposed metal fence is not ornate cast iron, it has a higher level of stylistic detailing than the Frame Vernacular building, which has minimal architectural detail, so is not as architecturally compatible as a simple picket or simpler metal fence and gate around the 4' to 5' height. However, with the proposed location still set back from the portion of the front façade that protrudes out, the proposed metal fence and gates will be recessed from the street.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions regarding a **CERTIFICATE OF APPROPRIATENESS (COA) at 66 Marine Street**:

1. To approve a simplified version of the proposed metal fence, without the repeating motif and finials, with final review by staff.

*Julie Courtney*

Julie Courtney, Historic Preservation Planner

#### SUMMARY SCOPE OF WORK:

Two options are proposed for the fencing and gates in the new proposed location, which is approximately 22' forward/east from the existing fence so it aligns with the L's stepped back front façade, while 18' from the projected front façade:

1. To move the existing 6' high wood fence and double gate with dog ear panel pickets and a natural finish to the new proposed location.
2. A metal fence: To construct a 5'6" high / 8' wide steel fence with a black powder coating finish, and a 6'3" high / 12' wide double gate and a 5'6" high / 4'6" wide single gate with arched tops. Both the fencing and gates have an upper horizontal band with a repeating curvilinear motif pattern, and vertical pickets at alternating tall and short heights with spear finials.



## CITY CODES/DESIGN GUIDELINES:

### ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

**Secretary of the Interior's Standards for Rehabilitation 2, 3 and 9 apply.**

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

#### ***Fences, Walls and Gates***

##### **Do...**

- Retain and repair existing historic fences, walls and gates.

##### **Don't...**

- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

#### **Post-1821**

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

COA F2020-0115  
66 Marine Street  
November 19, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Plans from F2013-0086 showing previously approved fence location and different design



# STAFF PHOTOGRAPHS

## 66 Marine Street





# STAFF PHOTOGRAPHS

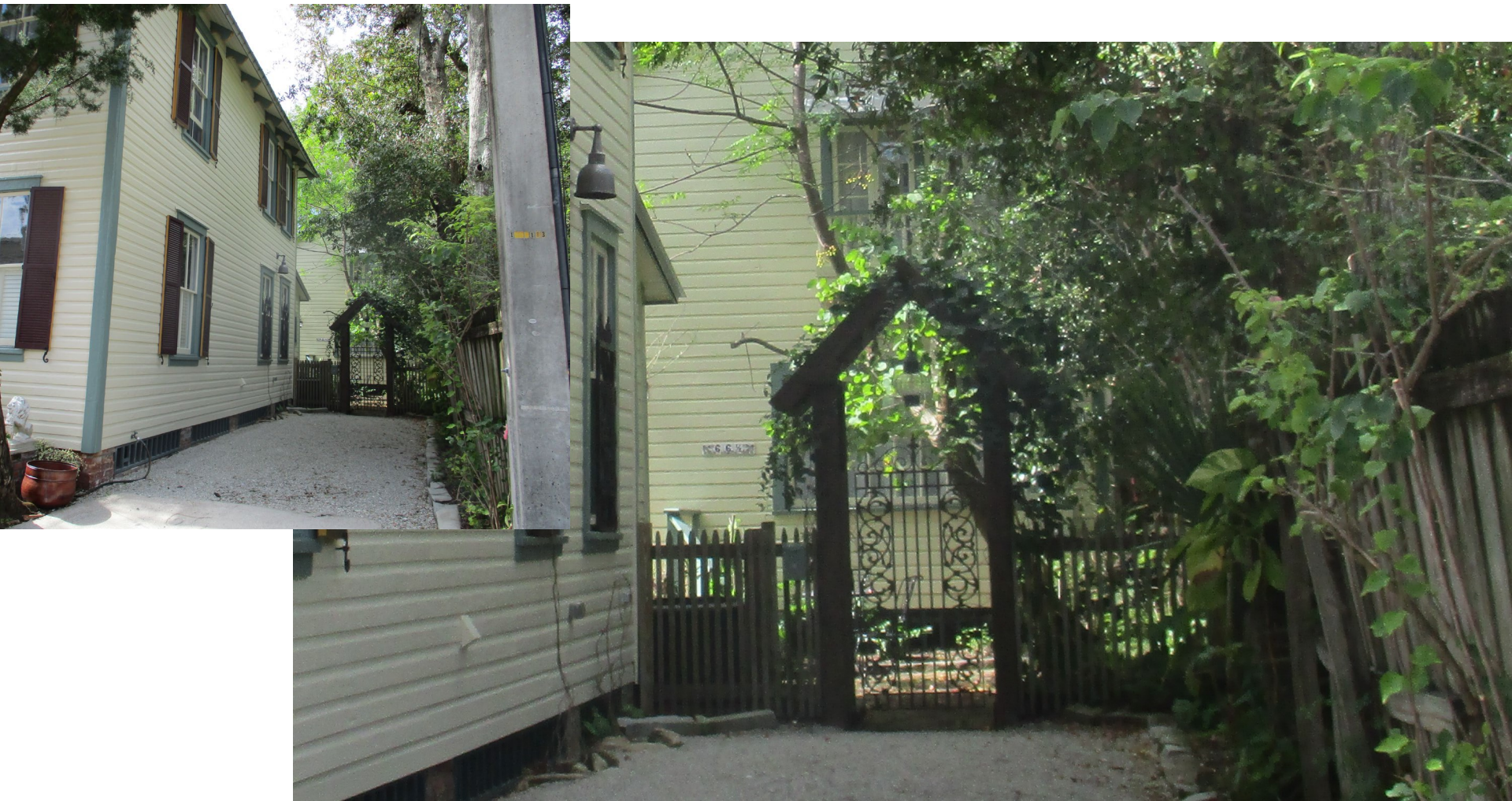
## 66 Marine Street





## STAFF PHOTOGRAPHS

### 66 Marine Street



Along north driveway of the building



## STAFF PHOTOGRAPHS

### 66 Marine Street: Context Area





FLORIDA MASTER SITE FILE  
HISTORIC ST. AUGUSTINE PRESERVATION BOARD  
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM \_\_\_\_\_ 802== Site No. 8SJ 1275 1009==  
Site Name: 66 Marine Street 830== Survey Date: 7808 820==  
Address: 66 Marine Street, St. Augustine, FL 32084 905==  
Instructions for Locating: \_\_\_\_\_  
\_\_\_\_\_ 813== County: St. Johns 808==  
Location: City of St. Augustine 27 21 868==  
(subdivision) (block) (lot)  
\_\_\_\_\_ 868==  
Owner of Site: Name: Stichway, Joseph F. & Muriel J. ;  
Address: 3694 Pine Street  
St. Augustine, FL 32084 902==  
Occupant or Manager: Hesson, George R. 904==  
Type of Ownership: Private 848== Zoning: HP-1  
NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
UTM: 17 470070 3306270 890== Location: T07S R30E S17 812==  
(zone) (easting) (northing) (T) (R) (S)  
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==  
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;  
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

| Condition of Site:          |       | Threats to Site:          |       |
|-----------------------------|-------|---------------------------|-------|
| ( ) <u>Excellent</u>        | 863== | ( ) <u>Zoning</u>         | 878== |
| (X) <u>Good</u>             | 863== | ( ) <u>Development</u>    | 878== |
| ( ) <u>Fair</u>             | 863== | ( ) <u>Deterioration</u>  | 878== |
| ( ) <u>Deteriorated</u>     | 863== | ( ) <u>Borrowing</u>      | 878== |
|                             |       | ( ) <u>Transportation</u> | 878== |
| Integrity of Site:          |       | ( ) <u>Fill</u>           | 878== |
| (X) <u>Altered</u>          | 858== | ( ) <u>Dredge</u>         | 878== |
| ( ) <u>Unaltered</u>        | 858== | ( ) <u>Other</u>          | 878== |
| (X) <u>Original Site</u>    | 858== |                           |       |
| ( ) <u>Restored - Date:</u> | 858== |                           |       |
| ( ) <u>Moved - Date:</u>    | 858== |                           |       |

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**

## II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==  
Date: +1899 844== Period: 19th cent 845== Culture: American 840==  
Architect: \_\_\_\_\_ 872==  
Builder: \_\_\_\_\_ 874==  
Style: Frame Vernacular 964==  
Plan Type: L-shape 966==  
Exterior Fabrics: Wood, drop siding, with cornerboards  
\_\_\_\_\_ 854==  
Structural Systems: Wood frame 856==  
Features of Structure: (942)  
Window Type: DHS 2/2, transom light & sidelights, blinds 942==  
Foundation: Brick piers, concrete block wall & lattice infill 942==  
Roof Type: Hip 942==  
Secondary Roof Structures: Hip on L 942==  
Porches & Balconies: \_\_\_\_\_  
\_\_\_\_\_ 942==  
Chimney Location: Center, ridge 942==  
Materials: (882)  
Chimney: Brick 882==  
Roof Surfacing: Metal corrugated 882==  
Ornament Exterior: Jigsawn rafters  
\_\_\_\_\_ 882==  
Quantitative Data: (950-954)  
Chimneys: 1 952== Dormers: \_\_\_\_\_ 954== Stories: 2 950==  
Other: \_\_\_\_\_ 956==  
Surroundings: Residential 864==  
Relationship to Surroundings: On narrow street in one of the oldest  
sections of town.  
\_\_\_\_\_ 859==  
-----

## III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
Contact Prints



#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce,  
Social/Humanitarian, Women 920==

Statement of Significance: (911==)

##### ARCHITECTURE

This two-story Frame Vernacular residence at 66 Marine Street was constructed between 1894 and 1899. Distinctive features on the "L" shaped house are the jigsawn rafters, transom lights and shutters. The house is situated on a narrow street near the waterfront in one of the oldest sections of the city.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

##### HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

#### V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

An early resident of this house at 66 Marine Street was J. W. Estes of Estes and Brown dry good establishment.(3) A prominent resident was C. E. Mackey who was justice of the peace for the county during the early years of the 20th century. An 1885 account of his former business was printed in Webb's history of Florida.

"C. E. Mackey, Bookseller and Stationer, St. George Street--This stock includes books, stationery, fancy goods, papers, Florida views and souvenirs, and a profitable business is done. Mr. Mackey was born in Virginia in 1836. Years ago he was connected with several New York papers, and at the breaking out of the war was proprietary editor of the Fireside Gazette, published in that city. Later he was in the stationery business in New York, and in 1876 he came to St. Augustine and engaged in this business."

Mackey's wife was secretary of the Women's Christian Temperance Union at that time and also dealt in the sale of curiosities.(4)

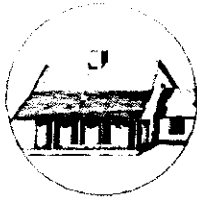
#### ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

- 
3. St. Augustine City Directory, 1899.
  4. Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885); City Directory, 1904, 1907-08, 1911-12.



☐ Original  
☒ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SJ001275  
 Field Date 5-19-2016  
 Form Date 5-19-2016  
 Recorder # \_\_\_\_\_

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 66 Marine Street Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Street Number 66 Direction \_\_\_\_\_ Street Name Marine Street Type Street Suffix Direction \_\_\_\_\_  
 Address: 66  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns  
 Township 7S Range 30E Section 17 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 1988400000 Landgrant \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting        Northing         
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1899 ☒ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Current Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☐ no ☒ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature ext. fabric, windows  
 Additions: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature front entry/stoop  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 2  
 Exterior Fabric(s) 1. Drop siding 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. Hip 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. Sheet metal: corrugated 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (domers etc.) 1. \_\_\_\_\_ 2. Hip on L  
 Windows (types, materials, etc.) DHS 2/2, transom light & sidelights, blinds  
 Distinguishing Architectural Features (exterior or interior ornaments) Jigsaw rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and parking, adjacent to ROW

| DHR USE ONLY                             |                                                                                                                                                                                           | OFFICIAL EVALUATION |       | DHR USE ONLY |       |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|--------------|-------|
| NR List Date                             | SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info                                       | Date                | _____ | Init.        | _____ |
| <input type="checkbox"/> Owner Objection | KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                    | Date                | _____ |              |       |
|                                          | NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2) |                     |       |              |       |

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. \_\_\_\_\_  
 Structural System(s): 1. Wood frame 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Piers 2. \_\_\_\_\_  
 Foundation Material(s): 1. Brick 2. Concrete Block, lattice in  
 Main Entrance (stylistic details) single wood panel door with sidelights and built out stoop

Porch Descriptions (types, locations, roof types, etc.) front stoop in corner of L-shape, with hip roof and chamfered posts, wood deck and steps

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource undergoing renovation at time of survey

Archaeological Remains \_\_\_\_\_ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps  
☐FL State Archives/photo collection ☒city directory ☒occupant/owner interview ☐plat maps  
☒property appraiser / tax records ☒newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)  
☒cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search  
☐other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) could contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.  
 Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc  
 (address / phone / fax / e-mail)

## Required Attachments

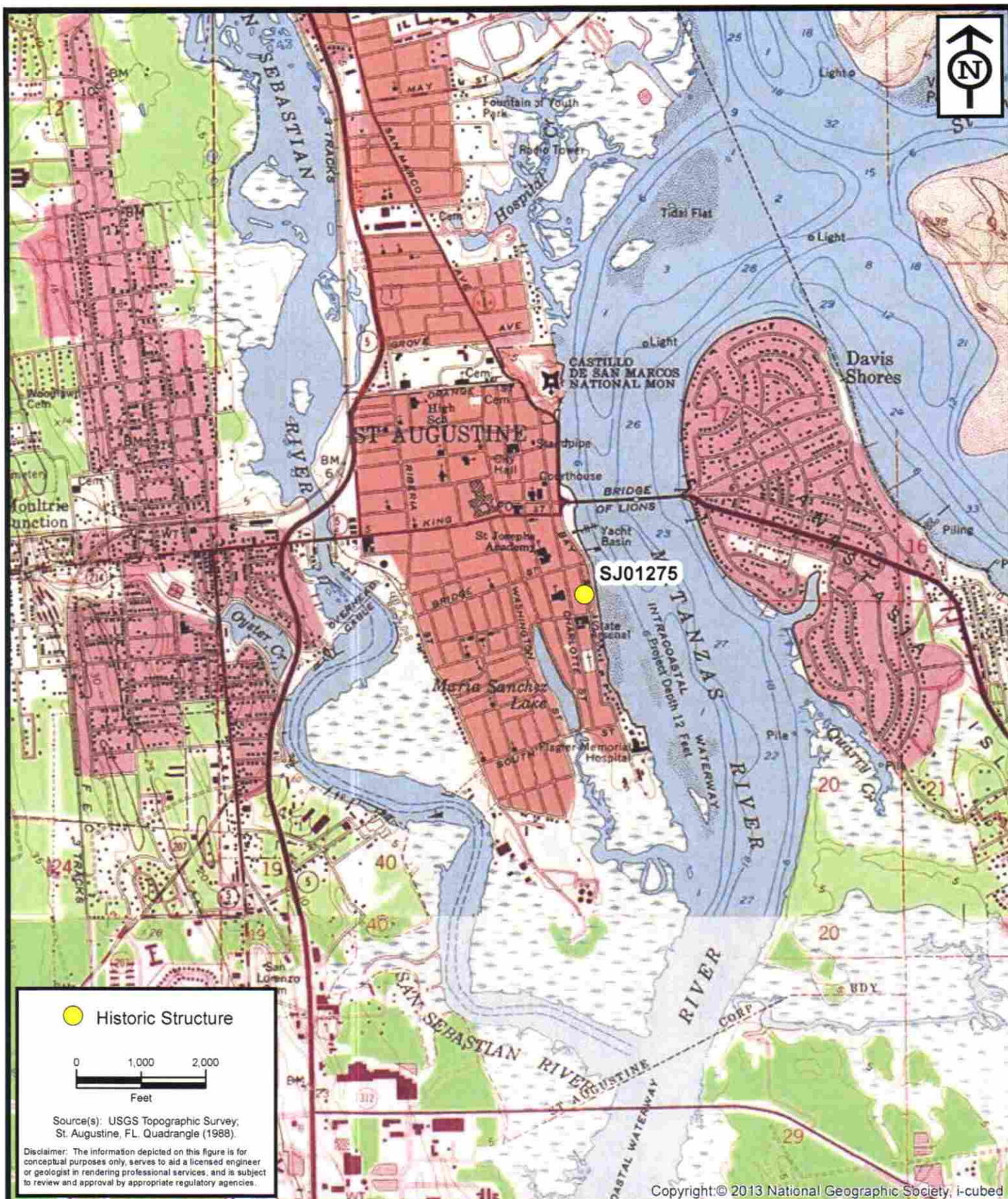
① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





**ENVIRONMENTAL  
SERVICES, INC.**

7220 Financial Way, Suite 100  
Jacksonville, Florida 32256  
(904) 470-2200  
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01275  
**City of St. Augustine**  
**Historic Structure Survey**  
St. Johns County, Florida

|              |            |
|--------------|------------|
| Project:     | AJ15441.00 |
| Date:        | May 2016   |
| Drawn By:    | AVL        |
| Checked By:  | JRN        |
| Approved By: | PD         |
| Figure:      | 1          |





- Historic Structure
- ▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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(904) 470-2200  
(904) 470-2112 Fax

[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

Parcel Location - SJ01275  
**City of St. Augustine**  
**Historic Structure Survey**  
St. Johns County, Florida

|              |            |
|--------------|------------|
| Project:     | AJ15441.00 |
| Date:        | May 2016   |
| Drawn By:    | AVL        |
| Checked By:  | JRN        |
| Approved By: | PD         |
| Figure:      | 2          |





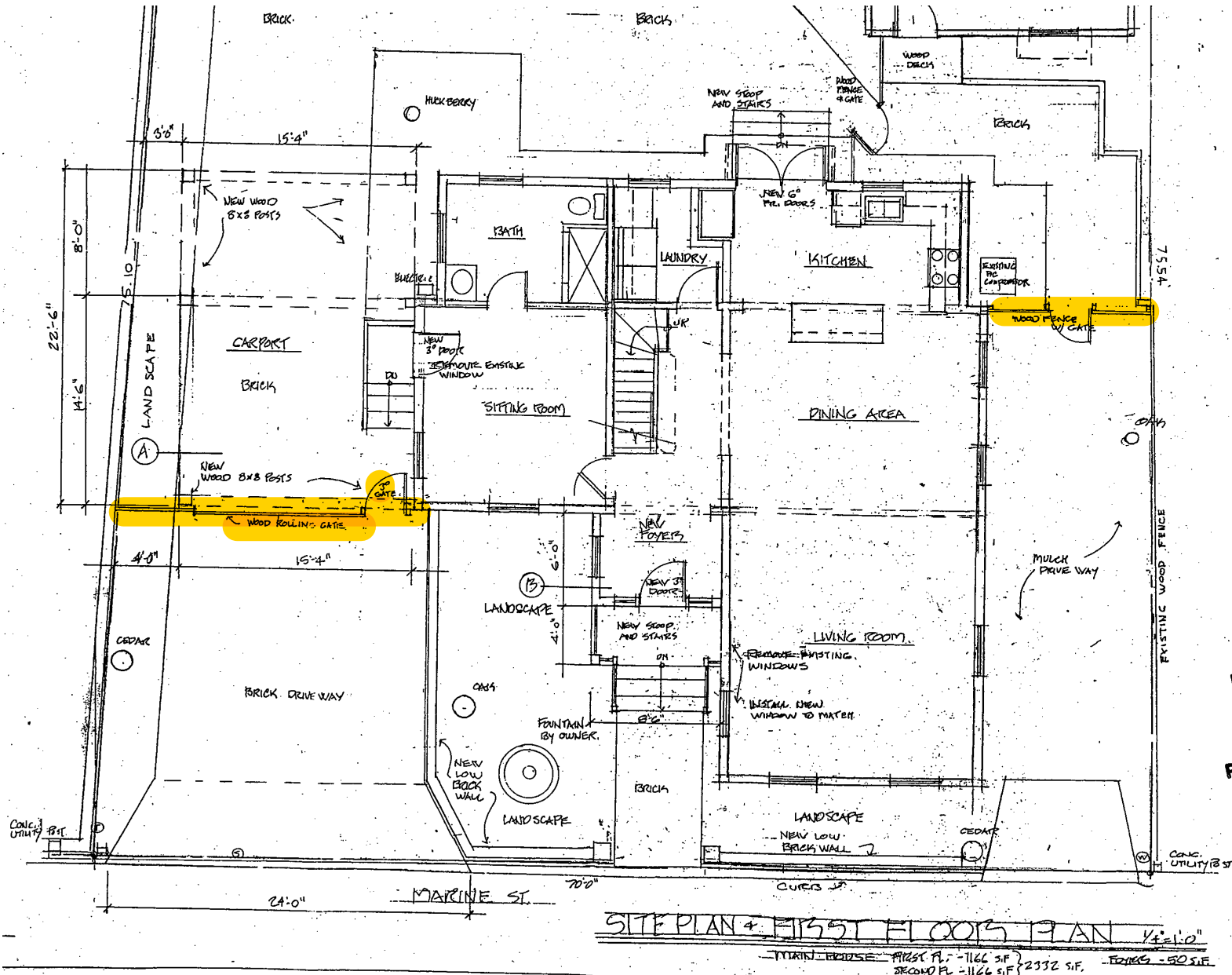






11.

**TAKEN FROM PLANS SUBMITTED FOR CERTIFICATE OF APPROPRIATENESS F2013-0086:  
APPROVED BY HARB WITH CONDITIONS AT THE JULY 18, 2013 MEETING**



**LES**  
A R C  
32 CORDOVA ST., ST.

ADDITIONS & RENOVATIONS  
1000 G MARINE ST.  
ST. AUGUSTINE FL

RECEIVED  
JUN 28 2013  
Planning/Building Dept.

Date: 6-28-13  
 Status: **NOTED**  
 Priority:  
 Assignee:

**SHEET**

A-1



**CITY OF ST. AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| <u>\$50.00</u> | Alterations to single family home, site work, and site feature                       |
| \$150.00       | Construction of new single family home, major alterations, ad valorem tax exemption  |
| \$100.00       | Alterations to all other buildings, site work, or features except single family home |
| \$200.00       | New construction except single family home                                           |

BDAC Project No. 2020-0115

Receipt No. 1963689

Meeting Date: November 19, 2020

Advertising Costs \$ \_\_\_\_\_ Postage \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT Jorge Gallego

Business (if applicable) \_\_\_\_\_

Address 66 Marine Street

City Saint Augustine State Florida Zip Code 32084

Daytime telephone (914) 539 1344 Other phone/email \_\_\_\_\_

*The above contact information will be used for correspondence. Please ensure this information is accurate.*

2. NAME OF PROPERTY OWNER Jorge Gallego

Business (if applicable) \_\_\_\_\_

Address 66 Marine Street

City Saint Augustine State Florida Zip Code 32084

Daytime telephone (required) (914) 539 1344 Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 66 Marine Street

4. LEGAL DESCRIPTION: Lot 21 Block 27 Subdivision City of St. Aug Parcel 198840-0000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR      REPLACE

☐ ☐ Roof \_\_\_\_\_

☐ ☐ Roof structures (dormers, chimneys, etc.) \_\_\_\_\_

☐ ☐ Exterior finishes (stucco, masonry, siding) \_\_\_\_\_

☐ ☐ Porch/Deck/Balcony \_\_\_\_\_

☐ ☐ Awning/Canopy \_\_\_\_\_

☐ ☐ Exterior Doors \_\_\_\_\_

☐ ☐ Windows \_\_\_\_\_

☐ ☐ Shutters \_\_\_\_\_

☐ ☐ Foundation (including infill) \_\_\_\_\_

☐ ☐ Exterior lighting & other appurtenances \_\_\_\_\_

☐ ☒ Existing fences, walls & gates \_\_\_\_\_

☐ ☐ Existing parking, walkways & other site features \_\_\_\_\_

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building \_\_\_\_\_
- ☐ New addition \_\_\_\_\_
- ☐ New roof structures (dormers, chimneys, etc.) \_\_\_\_\_
- ☐ New porch/deck/balcony \_\_\_\_\_
- ☐ New awning/canopy \_\_\_\_\_
- ☐ New entrances \_\_\_\_\_
- ☐ New window opening/sashes \_\_\_\_\_
- ☐ New exterior lighting \_\_\_\_\_
- ☐ New fence/wall/gate \_\_\_\_\_
- ☐ New parking/walkways/other site features \_\_\_\_\_
- ☐ Exterior utility service/mechanical equipment \_\_\_\_\_

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Two options are submitted for review and approval. Both options entail the relocation  
of a patio fence/gate across the south driveway of the house.

Please refer to the attached document for a detailed description of the request.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

*In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.*

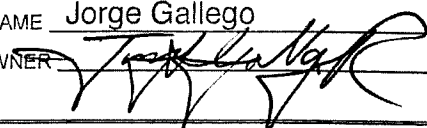
*I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.*

PRINT APPLICANT'S NAME Jorge Gallego

SIGNATURE OF APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

PRINT OWNER'S NAME Jorge Gallego

SIGNATURE OF OWNER  \_\_\_\_\_

DATE 10/15/2020

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

RECEIVED

October 2017

OCT 15 2020



## Application Sufficiency Review

**COMPLETENESS REVIEW CHECKLIST**

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: [http://www.staugustinegovernment.com/your\\_government/documents/AGHP2.pdf](http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf)

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

**INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS**

\*The below is a list of requirements based upon the scope of work. To be completed by planning staff

**ROOFS AND ROOFING** (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK                       | Need                     | N/A                                 |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- ☒ Photographs of existing roof and affected features
  - ☒ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
  - ☒ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
  - ☒ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

**EXTERIOR FINISHES** (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK                       | Need                     | N/A                                 |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- ☒ Photographs of existing surface or feature including close-up and full building perspective
  - ☒ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
  - ☒ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
  - ☒ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

**PORCHES, DECKS, BALCONIES** (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK                       | Need                     | N/A                                 |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- ☒ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
  - ☒ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
  - ☒ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
  - ☒ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
  - ☒ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

**AWNING/CANOPY**

- | OK                       | Need                     | N/A                                 |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- ☒ Photographs of existing awning/canopy or location of proposed awning/canopy
  - ☒ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
  - ☒ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
  - ☒ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
  - ☒ Documentation of justification for changing the existing awning/canopy and the extent of the affected area

**EXTERIOR DOORS** (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK                       | Need                     | N/A                                 |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- ☒ Photographs of existing door(s) or location of proposed new door opening(s)
  - ☒ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
  - ☒ For new openings, a scaled wall section
  - ☒ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
  - ☒ Documentation of justification for changing the existing door(s) and the extent of the affected area.



CONTINUED

\*The below is a list of requirements based upon the scope of work. (To be completed by planning staff)\*

**WINDOWS** (windows, shutters, and other associated features)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window                                                                                                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware                                                                                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

**FOUNDATION** (replacement, infill, alteration including elevation)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings                                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

**EXTERIOR ELECTRICAL/MECHANICAL** (light fixtures, vents, utilities, pool systems, vending)

- | OK                       | Need                     | N/A                      |                                                                                                                |
|--------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- | OK                                  | Need                                | N/A                      |                                                                                                                                                                                                                                                  |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section <i>(Need details on proposed hardware)</i>                                                              |

**PARKING, LANDSCAPE OR OTHER SITE FEATURE** (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                           |
|--------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing                                                                                                                                 |

**NEW CONSTRUCTION** (accessory structure/outbuilding, garage, and other new buildings)

- | OK                       | Need                     | N/A                      |                                                                                                                        |
|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan                                                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections                                                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code                 |

❖ Other details necessary for review:

*(-Details usually noted on drawings are stated in description)  
- Additional photographs showing proposed + existing location for fence would be helpful (in relation to house + adjacent property)*

Project number: 2020-0115 Project Address: 66 Marine Street

Reviewed by: Julie Courtney Date: 10.20.2020



**From:** Julie Courtney  
**Sent:** Wednesday, October 14, 2020 5:24 PM  
**To:** Jorge Gallego <gallego\_jorge@hotmail.com>  
**Subject:** RE: 66 Marine Street - HARB questions

Hello again,

Thank you, that information is helpful. For option 2 especially, you would need to have approval by the Historic Architectural Review Board (HARB), because it is a new design, new material, new height, new location, and the cost is over the threshold. You seem to have enough information for a Certificate of Appropriateness application instead of an Opinion.

We would need a few more details including:

- Height of the existing wood fence listed on drawings
- Finish color of proposed metal fence
- Specifications on proposed hardware
- Confirmation that the only locations for proposed double and single gates is along single fence-line to south of house across driveway
- Confirmation that the existing wood fence and gate would remain in place across 2<sup>nd</sup> driveway to north of house leading to building at rear of the lot

You could present both options to HARB under the same application. Just so you know upfront, we would have to note on our staff report that the proposed design is a bit elaborate for what is classified as a Frame Vernacular styled house. This is based on the Architectural Guidelines for Historic Preservation (AGHP) (page 162) that states that ornate fences are appropriate for only high styled buildings, but it does list that under cast iron fencing. The HARB is the one that ultimately decides.

If you want to have your application heard as soon as possible, ***the next meeting your application could be heard is November 19, with a October 16 application deadline, which is this Friday.*** All HARB applications and supporting materials can be emailed to [harb@citystaug.com](mailto:harb@citystaug.com).

**Payment** can be made by dropping off or mailing a check to our department or calling / emailing your credit card information (see authorization form) to:

**Meredith Randolph, Planning & Building Clerk**  
E: [mrandolph@citystaug.com](mailto:mrandolph@citystaug.com) | P: 904.209.4325

Thank you,

Julie Courtney  
Historic Preservation Planner  
Planning & Building Department  
E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)

**From:** Jorge Gallego <[gallego\\_jorge@hotmail.com](mailto:gallego_jorge@hotmail.com)>  
**Sent:** Wednesday, October 14, 2020 4:42 PM  
**To:** Julie Courtney <[jcourtney@citystaug.com](mailto:jcourtney@citystaug.com)>  
**Subject:** Re: 66 Marine Street - HARB questions

Hi Julie,  
Sure do:

1. Option 2 would cost approximately \$2,500
2. Existing fence is 6 ft.

Thanks again,  
Jorge

Sent from [Outlook](#)

---

**From:** Julie Courtney <[jcourtney@citystaug.com](mailto:jcourtney@citystaug.com)>  
**Sent:** Wednesday, October 14, 2020 4:28 PM  
**To:** Jorge Gallego <[gallego\\_jorge@hotmail.com](mailto:gallego_jorge@hotmail.com)>  
**Cc:** [lourdes.ramon@gmail.com](mailto:lourdes.ramon@gmail.com) <[lourdes.ramon@gmail.com](mailto:lourdes.ramon@gmail.com)>  
**Subject:** RE: 66 Marine Street - HARB questions

Hello Mr. Gallego,  
Thank you for your information and details on the two different options. I am reviewing the options and the information below. I have 2 quick questions:

1. Do you know the cost of the proposed option 2 (new fence and gates)?
2. Do you know the height of your existing wood fence and gates?

Thank you,  
Julie Courtney  
Historic Preservation Planner  
Planning & Building Department  
E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)



## **66 Marine Street - Patio Fence/gate project**

Below is the description of the 2 options that are being submitted for review in order to obtain a Certificate of Appropriateness.

Option 1) Moving the existing back patio wood fence and gate 22 feet to the front. Location marked in the attached plan (figure 1) shows the fence would be 18 feet recessed to the house's front wall (closing up the patio). The front elevation is unchanged (figure 2). The existing wooden fence/gate stands 6ft tall. Estimated cost of the move is \$400. The only location for the proposed change is along single fence-line to the south of the house across the driveway. The existing wood fence and gate would remain in place across the 2<sup>nd</sup> driveway to the north of the house leading to the building at the rear of the lot.

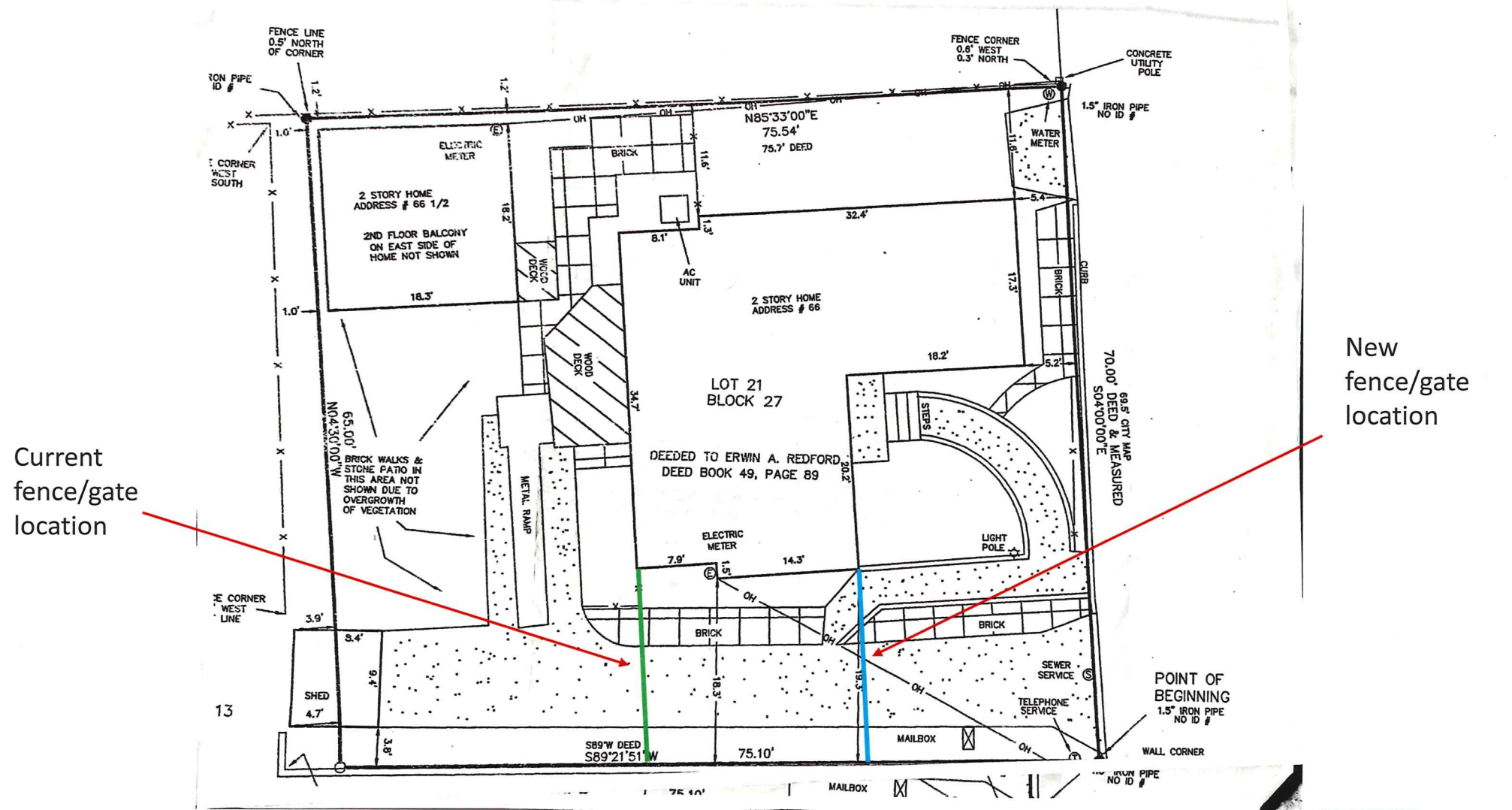
Option 2) - It's what we would prefer. Same location as above (recessed 18 feet from the front wall), but instead of using the same wooden fence and gate, we would install a black metal gate and fence. The front elevation illustration is figure 3. The planned design and specifications of the fence/gate as well as the standard latch are in figures 4 and 5. The new gate would stand 6'4" in its highest point. We are open to recommendations on the latch/hardware. Estimated cost is \$2,500. The only location for the proposed change is along single fence-line to the south of the house across the driveway. The existing wood fence and gate would remain in place across the 2<sup>nd</sup> driveway to the north of the house leading to the building at the rear of the lot.

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Figure 1 -



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Figure 2 – Front elevation



Existing wooden double swing gate and fence

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Figure 3 – Front elevation



New double swing gate with pedestrian entrance and fence

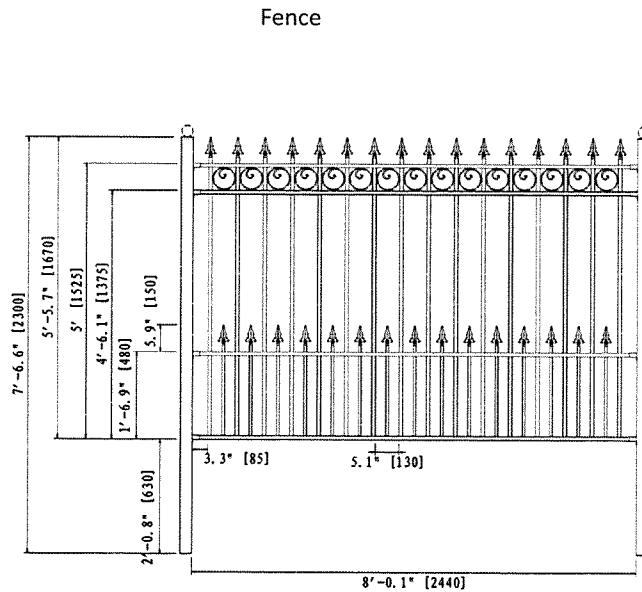
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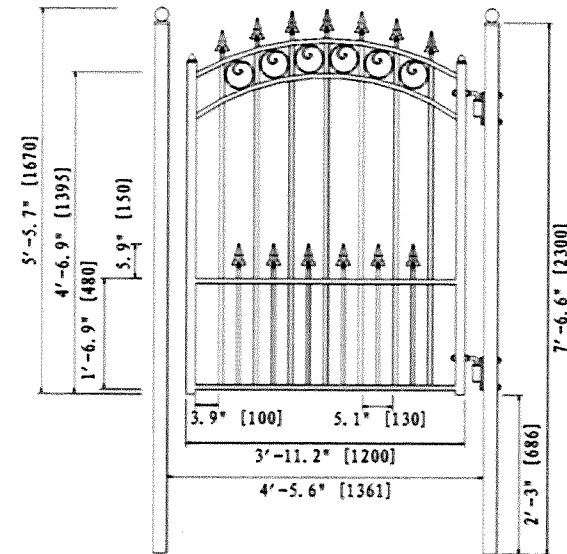
Planning/Building Dept.



Figure 4: New pedestrian gate/fence specs



Pedestrian gate



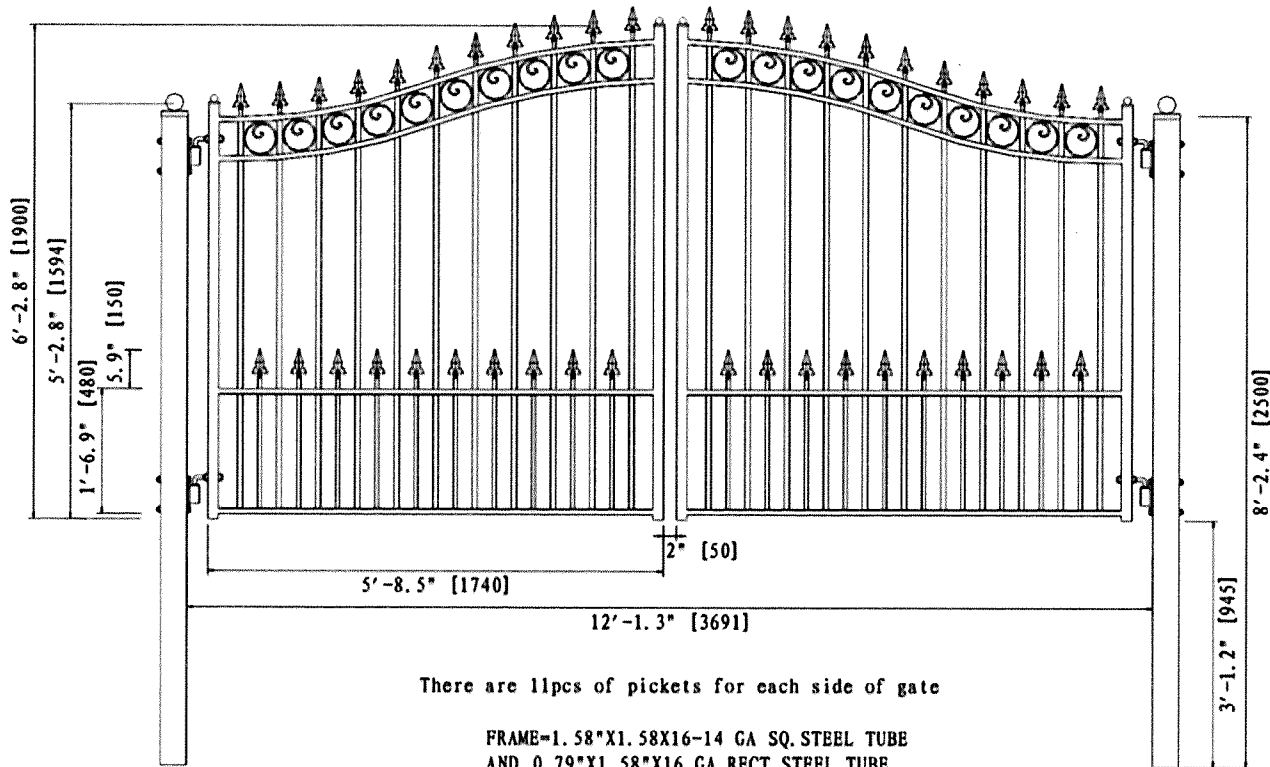
**SPECIFICATION:**  
HORIZONTAL FRAME: 40\*20\*1.5mm RHS  
VERTICAL FRAME: 40\*40\*1.5mm SHS  
VERTICAL PICKETS: 20\*20\*1.2mm SHS  
DOG PICKETS: 15\*15\*1.2mm SHS  
DECORATION: 12\*6mm Flat bar  
POSTS=2 3/8"\*2 3/8" SQ. STEEL TUBE  
SPEAR HEAD

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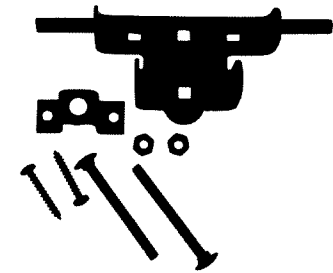
Planning/Building Dept.

Figure 5: Double swing gate specs



There are 11pcs of pickets for each side of gate

FRAME=1.58"x1.58"x16-14 GA SQ. STEEL TUBE  
AND 0.79"x1.58"x16 GA RECT. STEEL TUBE  
PICKETS=3/4"x3/4"x18 GA SQ. STEEL.  
DOG-PICKETS=3/5"x3/5"x18 GA STEEL.  
SPEARS AND POST FINIALS  
POSTS=3 1/2"x3 1/2" SQ. STEEL TUBE  
HINGE=3/4" SHANK, BALL BEARING--ADJUSTABLE  
FINISH=POWDER COAT



Universal Gate Door Flip  
Latch - galvanized  
powder coated steel  
latch - Color: black

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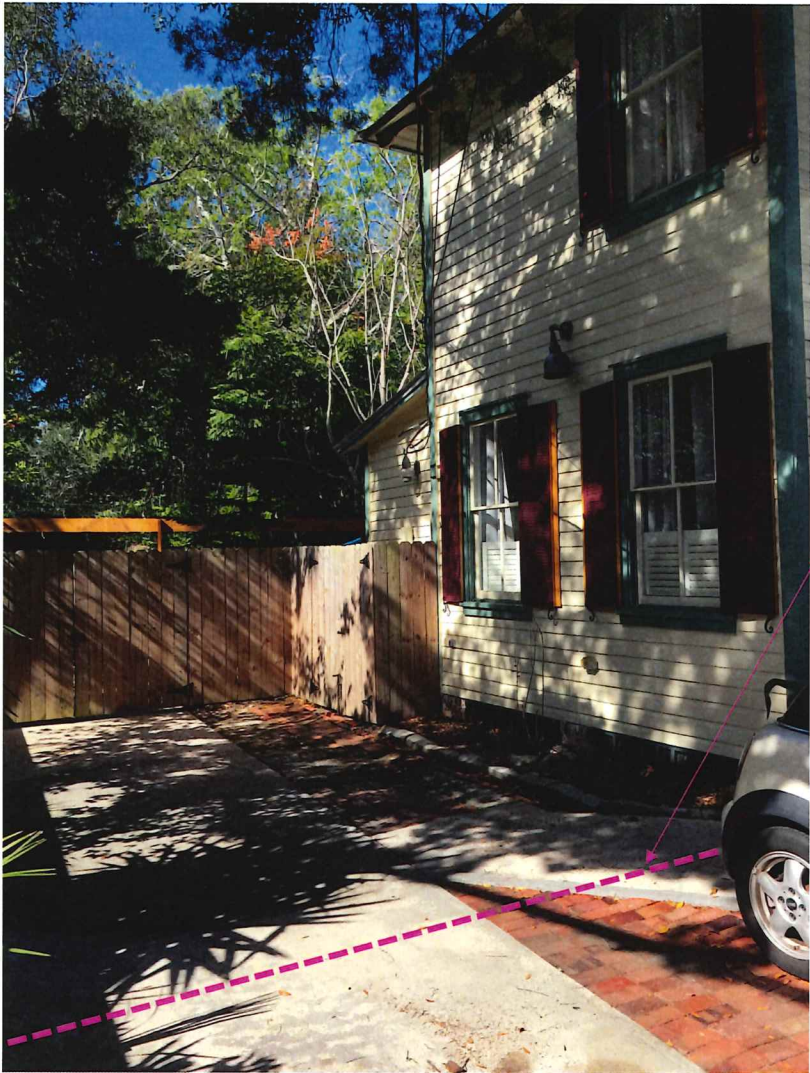
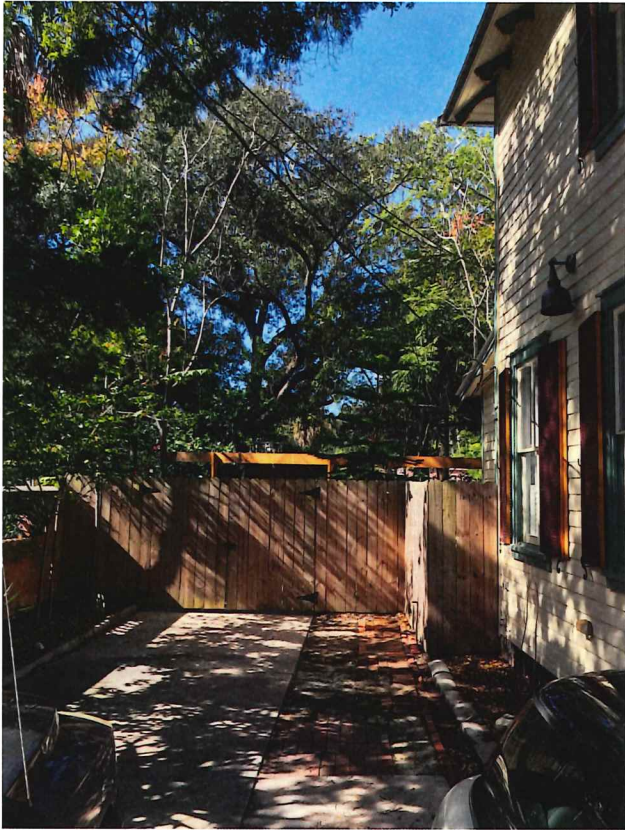
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Planning/Building Dept.



Existing Gate/fence and proposed location

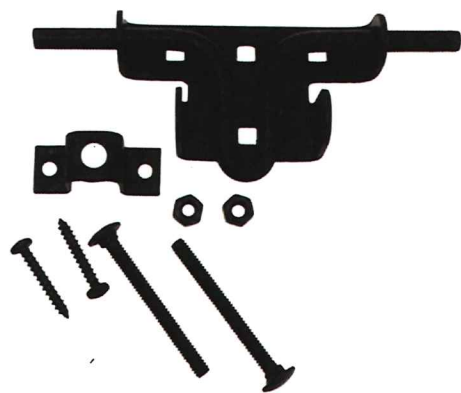


Proposed gate/fence  
location

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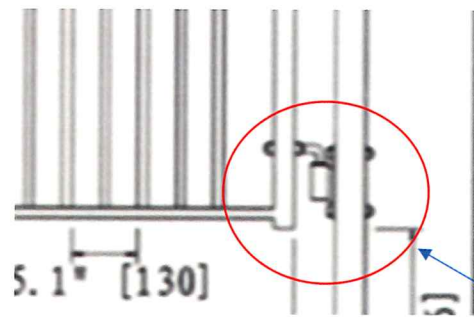


Option 2 New Gates (Metal) hardware



Universal Gate Door Flip  
Latch - galvanized  
powder coated steep  
latch

Color: black



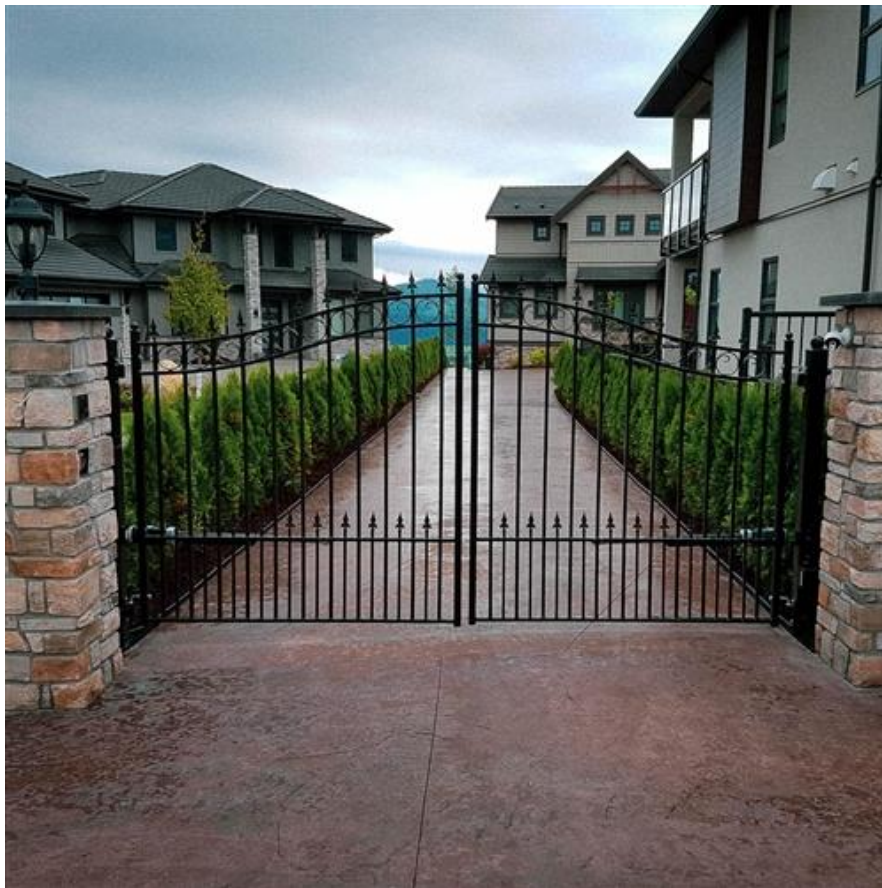
Detail on standard metal  
Gate hinges.

Color: black

RECEIVED  
NOV 05 2020  
Planning/Building Dept.







Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice(PDF)

2019 TRIM Notice

2019 TRIM Notice(PDF)

Summary

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1988400000                                                                                                      |
| Location Address  | 66 MARINE ST<br>SAINT AUGUSTINE 32084-0000                                                                      |
| Neighborhood      | City of St Aug (east of lake) (SF) (612)                                                                        |
| Tax Description*  | CITY OF ST AUG LOT 21 BLK 27 OR4751/1193<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800)                                                                        |
| Subdivision       | City of St Augustine                                                                                            |
| Sec/Twp/Rng       | 17-7-30                                                                                                         |
| District          | City of St Augustine (District 452)                                                                             |
| Millage Rate      | 19.4926                                                                                                         |
| Acreage           | 0.120                                                                                                           |
| Homestead         | Y                                                                                                               |

Owner Information

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Owner Name      | Gallego Jorge L Etal 100%<br><a href="#">Ramon Lourdes</a> 100% |
| Mailing Address | 66 MARINE ST<br>SAINT AUGUSTINE, FL 32084-0000                  |

Map





## Valuation Information

|                               |           |
|-------------------------------|-----------|
|                               | 2021      |
| Building Value                | \$343,177 |
| Extra Features Value          | \$510     |
| Total Land Value              | \$212,905 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$556,592 |
| Total Deferred                | \$0       |
| Assessed Value                | \$556,592 |
| Total Exemptions              | \$50,000  |
| Taxable Value                 | \$506,592 |

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$347,413      | \$510               | \$212,905        | \$0               | \$0                 | \$560,828           | \$560,828      | \$50,000     | \$510,828     |
| 2019 | \$238,957      | \$510               | \$212,905        | \$0               | \$0                 | \$452,372           | \$272,344      | \$230,028    | \$222,344     |
| 2018 | \$158,951      | \$510               | \$212,905        | \$0               | \$0                 | \$372,366           | \$240,335      | \$182,031    | \$190,335     |
| 2017 | \$164,529      | \$365               | \$212,905        | \$0               | \$0                 | \$377,799           | \$235,392      | \$192,407    | \$185,392     |
| 2016 | \$149,432      | \$365               | \$193,550        | \$0               | \$0                 | \$343,347           | \$230,550      | \$162,797    | \$180,550     |
| 2015 | \$138,966      | \$365               | \$149,310        | \$0               | \$0                 | \$288,641           | \$228,947      | \$109,694    | \$178,947     |
| 2014 | \$92,386       | \$365               | \$134,379        | \$0               | \$0                 | \$227,130           | \$227,130      | \$50,000     | \$177,130     |
| 2013 | \$100,826      | \$365               | \$134,379        | \$0               | \$0                 | \$235,570           | \$235,570      | \$100,500    | \$135,070     |
| 2012 | \$102,927      | \$365               | \$134,379        | \$0               | \$0                 | \$237,671           | \$237,671      | \$196,710    | \$40,961      |
| 2011 | \$107,127      | \$365               | \$149,310        | \$0               | \$0                 | \$256,802           | \$256,802      | \$256,802    | \$0           |
| 2010 | \$111,329      | \$365               | \$165,900        | \$0               | \$0                 | \$277,594           | \$256,175      | \$277,594    | \$0           |

## Exemption Information

| Exemption Type | Amount   |
|----------------|----------|
| Homestead      | \$25,000 |
| Homestead Band | \$25,000 |

## Building Information

|                   |                         |                   |           |
|-------------------|-------------------------|-------------------|-----------|
| Building          | 1                       | Roof Structure    | Gable Hip |
| Actual Area       | 2473                    | Roof Cover        | Metal     |
| Conditioned Area  | 2120                    | Interior Flooring | Hardwood  |
| Actual Year Built | 1950                    | Interior Wall     | Drywall   |
| Use               | Single Family Residence | Heating Type      | Air Duct  |
| Style             | 01                      | Heating Fuel      |           |
| Class             | N                       | Air Conditioning  | Central   |
| Exterior Wall     | Wood                    | Baths             | 2         |

| Category          | Type            | Pct  |
|-------------------|-----------------|------|
| Exterior Wall     | Wood            | 100% |
| Roofing Structure | Gable Hip       | 100% |
| Roofing Cover     | Metal           | 100% |
| Interior Walls    | Drywall         | 100% |
| Interior Flooring | Hardwood        | 100% |
| Heating Type      | Air Duct        | 100% |
| Air Conditioning  | Central         | 100% |
| Frame             | Wood Frame      | 100% |
| Plumbing          | 11 Fixtures     | 100% |
| Electrical        | Good            | 100% |
| Foundation        | Piers and Posts | 100% |
| Floor System      | Wood Frame      | 100% |

| Description          | Conditioned Area | Actual Area |
|----------------------|------------------|-------------|
| FINISHED UPPER STORY | 952              | 952         |
| BASE AREA            | 1096             | 1096        |
| FINISHED OPEN PORCH  | 0                | 45          |
| FRAME ADDITION       | 72               | 72          |
| FINISHED DECK        | 0                | 308         |
| Total SqFt           | 2120             | 2473        |

Building 2  
 Actual Area 324  
 Conditioned Area 648  
 Actual Year Built 1980  
 Use Single Family Residence  
 Style 01  
 Class N  
 Exterior Wall Wood

Roof Structure Gable Hip  
 Roof Cover Metal  
 Interior Flooring Hardwood  
 Interior Wall Plaster  
 Heating Type Forced Air  
 Heating Fuel  
 Air Conditioning Central  
 Baths 1

| Category          | Type            | Pct  |
|-------------------|-----------------|------|
| Exterior Wall     | Wood            | 100% |
| Roofing Structure | Gable Hip       | 100% |
| Roofing Cover     | Metal           | 100% |
| Interior Walls    | Plaster         | 100% |
| Interior Flooring | Hardwood        | 100% |
| Heating Type      | Forced Air      | 100% |
| Air Conditioning  | Central         | 100% |
| Frame             | Wood Frame      | 100% |
| Plumbing          | 4 Fixtures      | 100% |
| Electrical        | Good            | 100% |
| Foundation        | Piers and Posts | 100% |
| Floor System      | Wood Frame      | 100% |

| Description | Conditioned Area | Actual Area |
|-------------|------------------|-------------|
| 2 STORY     | 648              | 324         |
| Total SqFt  | 648              | 324         |

#### Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|------------------|-----|--------|-------|--------|-------|
| Patio            | 0   | 0      | 0     | 0      | 162   |

#### Land Information

| Use Description                   | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------------------------|-------|-------|------------------|-----------|------------|
| Multi-Family (Less than 10 Units) | 60    | 75    | 60               | EF        | \$182,490  |
| Multi-Family (Less than 10 Units) | 10    | 75    | 10               | EF        | \$30,415   |

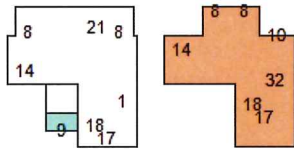
#### Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                  | Grantee                  |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|--------------------------|--------------------------|
| 7/1/2019       | 6/27/2019 | \$700,000.00 | WD              | <a href="#">4751</a> | <a href="#">1193</a> | Q             | I               | MC QUEENEY BARBARA ET AL | GALLEGO JORGE L ETAL     |
| 4/19/2013      | 3/25/2013 | \$250,000.00 | WD              | <a href="#">3718</a> | <a href="#">524</a>  | Q             | I               | ORMONT BERNARD B TRUSTEE | MC QUEENEY BARBARA ET AL |
|                | 1/18/2001 | \$100.00     | QC              | <a href="#">1560</a> | <a href="#">81</a>   | U             | I               | ORMONT BERNARD B         | ORMONT BERNARD B TRUSTEE |
|                | 1/1/1979  | \$81,500.00  |                 | <a href="#">437</a>  | <a href="#">152</a>  | U             | I               |                          | ORMONT BERNARD B         |

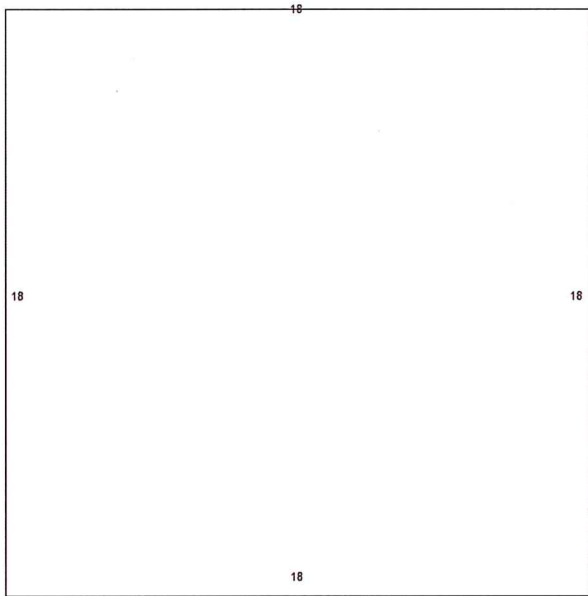
#### Sketch Information



| Room Type            |
|----------------------|
| DECK                 |
| FAD                  |
| FINISHED OPEN PORCH  |
| Base                 |
| FINISHED UPPER STORY |



| Room Type |
|-----------|
| TWO       |



27<sup>00</sup>  
Rec: \$18.50 Doc: \$4900.00 (\$700,000.00)

This Instrument Prepared by:  
Carol Lagasse  
Estate Title of St. Augustine  
71 Carrera Street  
St Augustine, FL 32080  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
198840-0000  
File No.: 62451

## WARRANTY DEED

This Warranty Deed, Made the 27 day of June, 2019, by

BARBARA MCQUEENEY and KAITLIN MCQUEENEY, both single, whose post office address is:

208 E Avenue 33 Los Angeles CA 90031,  
hereinafter called the "Grantor", to

JORGE L. GALLEGO and LOURDES RAMON, husband and wife, whose post office address is:

66 Marine ST ST Augustine FL 32084,  
hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

THAT CERTAIN PARCEL OF LAND KNOWN AS LOT 21, BLOCK 27, OF THE CITY OF ST. AUGUSTINE, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT AN IRON PIPE LOCATED ON THE WEST LINE OF MARINE STREET AND BEING THE NORTHEAST CORNER OF LOT 17, OF SAID BLOCK 27 AND BEING ALSO THE NORTHEAST CORNER OF THE ST. AUGUSTINE HISTORICAL SOCIETY OLDEST HOUSE PROPERTY; RUN THENCE NORTH 4 DEGREES WEST AND ALONG AND WITH THE WEST LINE OF MARINE STREET 131.75 FEET TO AN IRON PIPE AND A FENCE CORNER FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES WEST AND ALONG AND WITH AN OLD FENCE, 75.1 FEET TO AN IRON PIPE AND A FENCE CORNER; RUN THENCE NORTH 4 DEGREES, 30 MINUTES WEST AND ALONG AND WITH AN OLD FENCE 65 FEET TO AN IRON PIPE AND A FENCE CORNER; RUN THENCE NORTH 85 DEGREES, 33 MINUTES EAST AND ALONG WITH AN OLD FENCE, 75.7 FEET TO AN IRON PIPE AND A FENCE CORNER LOCATED ON THE WEST LINE OF MARINE STREET; RUN THENCE SOUTH 4 DEGREES EAST AND ALONG AND WITH THE WEST LINE OF MARINE STREET 70.0 FEET TO THE POINT OF BEGINNING. THE ABOVE PROPERTY IS THE SAME AS THAT DEEDED TO EDWIN A. REDFORD, NOVEMBER 29, 1922 AND RECORDED IN DEED BOOK 49, PAGE 89, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.



And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

2 Witness Signature: Sydney Moreau

2a Printed Name: Sydney Moreau

Barbara McQueeney  
BARBARA MCQUEENEY

3 Witness Signature: Kaitlin McQueeney

3a Printed Name: Michael Scism

Kaitlin McQueeney  
KAITLIN MCQUEENEY

4 / State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 5 day of June, 2019 by BARBARA MCQUEENEY and KAITLIN MCQUEENEY, who is/are personally known to me or has/have produced driver license(s) as identification.

6 \_\_\_\_\_  
Notary Public Signature

6a Printed Name:

My Commission Expires: \_\_\_\_\_  
(SEAL)

7+8

## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn 6/27/19 before me, Linda Distenfield, Notary Public  
Date Here Insert Name and Title of the Officerpersonally appeared BARBARA McQueeney +  
Name(s) of Signer(s)

Kaitlin McQueeney  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: 6-27-19 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_





**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for November 19, 2020 Meeting**



Application F2020-0116 Address: 6 Cordova Street

Applicant: Amy B. Tilbury

Property Owner: James Betts

Project description: To modify the site and landscape features to include decking, fencing, lighting, and construction of an addition to the south elevation of the building.

|                      |                                                        |                           |                                 |
|----------------------|--------------------------------------------------------|---------------------------|---------------------------------|
| Architectural Style: | Frame Vernacular                                       | Florida Master Site File: | SJ00672                         |
| National Register:   | Model Land Historic District: Contributing but Altered | Construction date:        | c 1917-1924                     |
| Archaeology Zone:    | IIF                                                    | Zoning District:          | RG-1 / Faces HP-3               |
| Parcel number:       | 2063200000                                             |                           |                                 |
| Agenda Item:         | 7(a)                                                   | Previous Action(s):       | PZB F2020-0114;<br>OOA2002-0376 |

#### STAFF SUMMARY AND ANALYSIS:

- This residential designed building is adjacent to the Tolomato Cemetery, and on the west side of Cordova Street, facing the Historic Preservation Three zoning district (HP-3). For projects located facing HP-1, 2, or 3, a Certificate of Appropriateness application is required for proposed changes to the exterior or site.
- Introducing the new decking, which is proposed around the entire front and visible side of the building, is inappropriate due to the size and extent proposed in relation to the architectural style and residential character of the building.
- While the proposed open addition is visible on the side/south elevation instead of the suggested rear or inconspicuous side, the open design does not look like it will greatly obscure features of the existing building, as recommended by the Architectural Guidelines for Historic Preservation (AGHP). However, clarification is needed where the exposed framing will meet along the south elevation to ensure no features will be damaged or destroyed.
- Although the building has a simple style, the rustic live/rough edge pine roof is not a compatible roofing material for this building. According to the AGHP for Frame Vernacular buildings, roofs were typically covered with wood shakes or wood shingles and metal before 1845, and corrugated metal or metal novelty shingles from 1845 to around 1920. The existing building has a corrugated metal roof.
- The concrete columns for the pitched shed roof addition and the concrete balustrade proposed across the front/east property line and front porch are not compatible with the existing building, are not compatible contemporary design elements, and create a false historical appearance. Wood posts would be more compatible and the existing painted wood fence and porch railing is appropriate for this building style and time period, and in keeping with the AGHP recommendation to not alter porches that are appropriate to the building's style and that fencing should must match the architectural style of the primary building. Full design details were not provided for alternative wood elements.
- The use of festoon lighting is not specifically addressed in the AGHP but would be considered a more modern style of light fixture, which the AGHP states should be inconspicuous. Therefore, the visible attachment of this style of lights to the building or proposed addition may not be appropriate. The applicant has confirmed that the lights will not be visible from the street nor permanent.
- Proposed portable misters are desired for use during hot weather and to be stored out of sight when not in use. Although not attached to the building, the modern mechanical equipment will be conspicuous when in use.
- Plant materials should relate to the scale and period of construction of the building and district or neighborhood in size, scale, materials and color. Any plantings shall conform to the AGHP or be a Florida native plant. Specific details on the actual plants, and the design, number and placement of the proposed planters are needed.
- Outdoor seating is planned for under the open addition. Details on tables and chair design and materials should be provided if they are items that will left out and/or visible from the street.
- Any redevelopment or new building plans may require additional zoning review.
- If ground penetration exceeds 3 inches in depth and the project includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.



#### STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **CERTIFICATE OF APPROPRIATENESS at 6 Cordova Street** to allow for the applicant to provide more detailed information on designs and materials that will be generally compatible with the Secretary of the Interior's Standards and needed to approve a COA for this property.

*Julie Courtney*

Julie Courtney, Historic Preservation Planner

#### SUMMARY SCOPE OF WORK:

1. To add 1"x8" rough sawn pine decking, around existing building, approximately 6" high from ground level: approximately 22'x34' over the front yard to the east that is partially covered with brick pavers and concrete paths, 11'x66' over the concrete ribbon driveway to the south, and 11'x18' to the rear of the house on the southwest corner.
2. To add an 11' deep by 44' long, one-story (12' high) open addition on the south elevation measuring consisting of a sloped shed roof covered in pine boards with live/raw edges, possibly exposed rough sawn pine roof framing and galvanized hardware (brackets, hurricane ties, etc.), and columns. Two options are proposed for the four 9' high columns:
  - a. Hollow concrete smooth (non-fluted) columns with Corinthian capitals around 4" square pine posts
  - b. 4" square rough sawn pine post columns
3. To remove the existing painted wood fence in the front yard and replace with new fencing. Two options are proposed:
  - a. Concrete balustrade, approximately 3' high, to extend approximately 49' across the entire east property line
  - b. Rough sawn pine fencing in the same dimensions. Full details were not provided.
4. To remove the approximate 3' high and 12' wide existing painted wood railing on the front porch and replace with the same concrete balusters proposed for the fence replacement. (On written summary of proposed changes, but not shown on submitted drawings.)
5. To remove the existing painted wood arbor and add two 7' high concrete columns with Corinthian capitals flanking a shorter balustrade towards east/front property line to denote the entrance.
6. To add temporary patio/festoon white-color lighting
7. To use portable cooling misters during the summer months.
8. To add plants in planters made of rough sawn pine.

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.**

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

***Accessory Buildings including porches***

**Do...**

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

**Don't...**

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

**Post-1821**

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.



### **Additions**

#### **Do...**

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

#### **Don't...**

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

#### **Post-1821**

Additions to post-1821 buildings should reference design motifs from the historic building.

### ***Electrical and Mechanical Equipment***

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures.

#### **Post-1821**

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

### ***Fences, Walls and Gates***

#### **Do...**

- Retain and repair existing historic fences, walls and gates.

#### **Don't...**

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

### **Post-1821**

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

### ***Parking, Landscaping and Site Features***

#### **Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.

#### **Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.



- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

#### **Post-1821**

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

## **Roofs and Roofing**

### **Do...**

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.

### **Don't...**

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.

### **Post-1821**

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.



COA F2020-0116  
6 Cordova Street  
November 19, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map

## STAFF PHOTOGRAPHS

### 6 Cordova Street





## STAFF PHOTOGRAPHS 6 Cordova Street



East Elevation / Front yard:  
Area for proposed decking



## STAFF PHOTOGRAPHS 6 Cordova Street



Along South Elevation, Looking West:  
Area of proposed addition and decking



## STAFF PHOTOGRAPHS

### 6 Cordova Street



Along South Elevation, Looking East:  
Area of proposed addition and decking



## STAFF PHOTOGRAPHS

### 6 Cordova Street



West/Rear Elevation and Southwest corner: Looking East



## STAFF PHOTOGRAPHS 6 Cordova Street



Tolomato Cemetery to the South

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

**I. LOCATION & LEGAL DESCRIPTION**

|                                                                      |                |                                             |        |
|----------------------------------------------------------------------|----------------|---------------------------------------------|--------|
| FDAHRM                                                               | 802==          | Site No. <u>8 SJ 672</u>                    | 1009== |
| Site Name: <u>6 Cordova Street</u>                                   | 830==          | Survey Date: <u>7807</u>                    | 820==  |
| Address: <u>6 Cordova Street, St. Augustine, Fla. 32084</u>          |                |                                             | 905==  |
| Instructions for Locating: _____                                     |                |                                             |        |
|                                                                      | 813==          | County: <u>St. Johns</u>                    | 808==  |
| Location: <u>Model Land Company</u>                                  | N              | pt. <u>3</u>                                | 868==  |
| <u>(subdivision)</u>                                                 | <u>(block)</u> | <u>(lot)</u>                                |        |
|                                                                      |                |                                             |        |
| Owner of Site: Name: <u>Cosgrove, Gertrude A.</u>                    |                |                                             |        |
| Address: <u>6 Cordova Street</u>                                     |                |                                             |        |
| <u>St. Augustine, Fla. 30284</u>                                     |                |                                             | 902==  |
| Occupant or Manager: _____                                           |                |                                             | 904==  |
| Type of Ownership: <u>Private</u>                                    | 848==          | Zoning: <u>RG1</u>                          |        |
| NR Classification Category: <u>Building</u>                          | 916==          | Recording Date: _____                       | 832==  |
| UTM: <u>17</u> <u>469580</u> <u>3307240</u>                          | 890==          | Location: <u>T07S</u> <u>R30E</u> <u>18</u> | 812==  |
| <u>(zone)</u> <u>(easting)</u> <u>(northing)</u>                     |                | <u>(T)</u> <u>(R)</u> <u>(S)</u>            |        |
| Map Reference: <u>USGS St. Augustine 7.5 MIN 1956 (PR 1970)</u>      |                |                                             | 809==  |
| Recorder: Name & Title: <u>Harper, Robert W. (Assistant Curator)</u> |                |                                             |        |
| Address: <u>H.S.A.P.B.</u>                                           |                |                                             | 818==  |

**II. SITE DESCRIPTION**

|                                                          |                                                                    |
|----------------------------------------------------------|--------------------------------------------------------------------|
| Condition of Site:                                       | Threats to Site:                                                   |
| <input type="checkbox"/> <u>Excellent</u>                | 863== <input type="checkbox"/> <u>Zoning</u> 878==                 |
| <input checked="" type="checkbox"/> <u>Good</u>          | 863== <input checked="" type="checkbox"/> <u>Development</u> 878== |
| <input type="checkbox"/> <u>Fair</u>                     | 863== <input type="checkbox"/> <u>Deterioration</u> 878==          |
| <input type="checkbox"/> <u>Deteriorated</u>             | 863== <input type="checkbox"/> <u>Borrowing</u> 878==              |
|                                                          | <input type="checkbox"/> <u>Transportation</u> 878==               |
|                                                          | <input type="checkbox"/> <u>Fill</u> 878==                         |
| Integrity of Site:                                       | <input type="checkbox"/> <u>Dredge</u> 878==                       |
| <input checked="" type="checkbox"/> <u>Altered</u>       | 858== <input type="checkbox"/> <u>Other</u> 878==                  |
| <input type="checkbox"/> <u>Unaltered</u>                | 858==                                                              |
| <input checked="" type="checkbox"/> <u>Original Site</u> | 858==                                                              |
| <input type="checkbox"/> <u>Restored - Date:</u>         | 858==                                                              |
| <input type="checkbox"/> <u>Moved - Date:</u>            | 858==                                                              |



## II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==  
 Date: +1924 844== Period: 20th Cent 845== Culture: American 840==  
 Architect: \_\_\_\_\_ 872==  
 Builder: \_\_\_\_\_ 874==  
 Style: Frame vernacular 964==  
 Plan Type: Rectangular 966==  
 Exterior Fabrics: Wood, weatherboard, with cornerboards  
 \_\_\_\_\_ 854==  
 Structural Systems: Wood frame 856==  
 Features of Structure: (942)  
 Window Type: DHS, 1/1, attic louver 942==  
 Foundation: Concrete block piers, lattice infill 942==  
 Roof Type: Hip 942==  
 Secondary Roof Structures: Ventilator, hip 942==  
 Porches & Balconies: 1 story front porch partly open, partly enclosed  
 \_\_\_\_\_ 942==  
 Chimney Location: Offset, lateral slope 942==  
 Materials: (882)  
 Chimney: Brick, stuccoed 882==  
 Roof Surfacing: Composition roll 882==  
 Ornament Exterior: Leaded glass, front door  
 \_\_\_\_\_ 882==  
 Quantitative Data: (950-954)  
 Chimneys: 1 952== Dormers: \_\_\_\_\_ 954== Stories: 1 950==  
 Other: \_\_\_\_\_ 956==  
 Surroundings: Mixed residential/commercial/institutional 864==  
 Relationship to Surroundings: Across from St. Augustine historic district.  
Residential building located between a Catholic cemetery and a commercial  
tourist attraction (The Old Drug Store) 859==

---

## III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
 Contact Prints

#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

##### ARCHITECTURE

This one-story Frame Vernacular residence at 6 Cordova Street was constructed between 1917 and 1924. A one-story porch is partially enclosed. A distinctive feature of this house located near the historic area of the city is the leaded glass in the door.

This was once a fine Victorian residential area that has been drastically cut into for school buildings and parking lots over the years. It faces the even larger school and sports ground between Orange Street and Castillo Drive. This was one of the first areas developed in the Model Land Company Subdivision, and its surviving Victorian residences are some of St. Augustine's oldest and most ornate. There is some infill of later houses on streets running south of the original developed area on Orange Street. These later homes date from the first third of the 20th century. The area is threatened by traffic and parking problems and under pressure from the heavily used school facilities that surround it. The area is bounded on the east by the St. Augustine National Landmark Historic District.

##### HISTORY

The northernmost section of the Model Land Company Subdivision evolved out of a tract of land that bordered the 18th century Cubo and Rosario defense lines and that was once owned by some of the city's most prestigious colonial residents, including Jessie Fish, Miguel Iznardy, and Charles Gobert. The eastern corner is the site of the 18th century Tolomato Indian mission village, part of which became the Catholic cemetery during the century after the 1770's.(1) E. F. Joyce, an artesian well contractor before the establishment of the city water works, acquired the property in 1873, subdividing it shortly thereafter. The resulting development represents the earliest tract residential housing in the Model Land Company area, with many of the homes originally being surrounded by groves to the south.(2)

This residence at 6 Cordova Street was the home of T. Julius Speissegger who, with his brother, R. A. Speissegger, operated the drug store established by their father, T. W. Speissegger in 1875.(3)

#### V. BIBLIOGRAPHY

1. Charles S. Coomes, "Tolomato Cemetery", El Escribano, Vol. 13 (October, 1976), pp. 107-138.
2. Interview with Mrs. E. F. Joyce, St. Augustine Record, July 4, 1937.
3. St. Augustine City Directory, 1924-25.



KODAK SAFETY FILM 3082

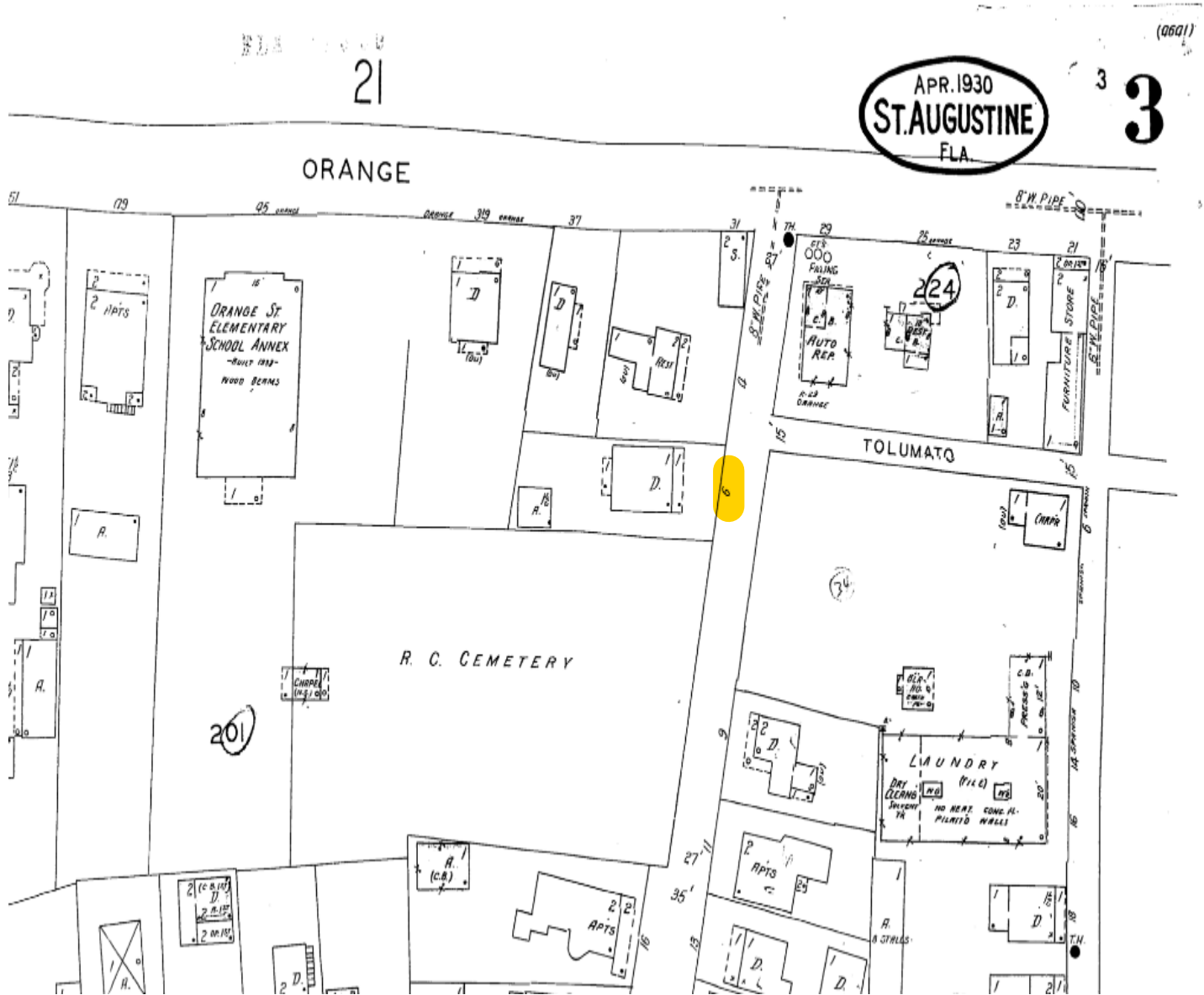


→ 2

→ 29A

## ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Revised to 1946: Sheet 3



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**CITY OF ST. AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



OCT 16 2020

Planning/Building Dept.

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| \$50.00         | Alterations to single family home, site work, and site feature                       |
| \$150.00        | Construction of new single family home, major alterations, ad valorem tax exemption  |
| <u>\$100.00</u> | Alterations to all other buildings, site work, or features except single family home |
| \$200.00        | New construction except single family home                                           |

BDAC Project No. 2020-0116

Receipt No. 1966001

Meeting Date: November 19, 2020

Advertising Costs \$ \_\_\_\_\_ Postage \$ \_\_\_\_\_ Paid on \_\_\_\_\_

Receipt No. \_\_\_\_\_

- NAME OF APPLICANT Amy B. Tilbury  
Business (if applicable) Bar Harbor Cheesecake Co.  
Address 300 Main St. Bar Harbor  
City Bar Harbor State Maine Zip Code 04609  
Daytime telephone 260-343-8721 Other phone/email amytilbury@yahoo.com  
*The above contact information will be used for correspondence. Please ensure this information is accurate.*
- NAME OF PROPERTY OWNER Janes (Jimmy) Betts  
Business (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Daytime telephone (required) \_\_\_\_\_ Other phone 904-484-6030
- PROJECT STREET ADDRESS 6 Cordova St.
- LEGAL DESCRIPTION: Lot 3 Block N Subdivision Model land Parcel 206-320-0000
- EXISTING USE \_\_\_\_\_ PROPOSED USE Cheesecake Company  
Rehab
- PROPOSED PROJECT WORK

- DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
- REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR      REPLACE

- |                          |                                     |                                                                              |
|--------------------------|-------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/>            | Roof _____                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Roof structures (dormers, chimneys, etc.) _____                              |
| <input type="checkbox"/> | <input type="checkbox"/>            | Exterior finishes (stucco, masonry, siding) _____                            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Porch/Deck/Balcony <u>Would like to (Deck all existing Ground) over</u>      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Awning/Canopy _____                                                          |
| <input type="checkbox"/> | <input type="checkbox"/>            | Exterior Doors _____                                                         |
| <input type="checkbox"/> | <input type="checkbox"/>            | Windows _____                                                                |
| <input type="checkbox"/> | <input type="checkbox"/>            | Shutters _____                                                               |
| <input type="checkbox"/> | <input type="checkbox"/>            | Foundation (including infill) _____                                          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior lighting & other appurtenances <u>out door lighting on Building</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing fences, walls & gates <u>install Black Aluminum Fencing</u>         |
| <input type="checkbox"/> | <input type="checkbox"/>            | Existing parking, walkways & other site features _____                       |

October 2017

Build "Lean to" on left side of home the Roof with Clear Roofing-

C. NEW CONSTRUCTION (check and specify all work items that apply)

- on diagram (2)
- (1)
- (3)
- ☐ New building
- ☒ New addition Build "Lean to" onto left side of house
- ☐ New roof structures (dormers, chimneys, etc.)
- ☒ New porch/deck/balcony Deck all existing ground cover
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☒ New exterior lighting install outdoor lighting under New Lean to
- ☒ New fence/wall/gate install New Black Aluminum Fence & Gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

- Build decking over all existing ground to make everything level and to protect the "growing" roots of the "Love Tree".
- Build "Lean to" on left side of Building attached to Building - using Natural Wood Pillars
- install lighting under "Lean to"

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME

Judy B. Liskun

SIGNATURE OF APPLICANT

DATE 10/16/20

PRINT OWNER'S NAME

James Betts  
James Betts

SIGNATURE OF OWNER

DATE 10/16/20

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

RECEIVED

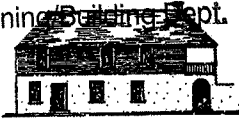
OCT 16 2020



NOV 09 2020

**CITY OF ST. AUGUSTINE**  
**HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**

Planning/Building Dept.


☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**


|          |                                                                                      |
|----------|--------------------------------------------------------------------------------------|
| \$50.00  | Alterations to single family home, site work, and site feature                       |
| \$150.00 | Construction of new single family home, major alterations, ad valorem tax exemption  |
| \$100.00 | Alterations to all other buildings, site work, or features except single family home |
| \$200.00 | New construction except single family home                                           |

BDAC Project No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Advertising Costs \$ \_\_\_\_\_ Postage \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT Amy TilburyBusiness (if applicable) Bar Harbor Cheesecake CompanyAddress PO Box 5City Bar Harbor State ME Zip Code 04609Daytime telephone 260-343-8721 Other phone/email \_\_\_\_\_*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER James Betts

Business (if applicable) \_\_\_\_\_

Address 6 Cordova St.City St. Augustine State FL Zip Code 32086Daytime telephone (required) 904-484-6030 Other phone \_\_\_\_\_3. PROJECT STREET ADDRESS 6 Cordova St. St. Augustine FL 320864. LEGAL DESCRIPTION: Lot S48 Block N Subdivision Model Land CO. Sub Parcel 206320-00005. EXISTING USE N/A PROPOSED USE Retail Wine & Cheesecake

## 6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

☐ ☐ Roof \_\_\_\_\_☐ ☐ Roof structures (dormers, chimneys, etc.) \_\_\_\_\_☐ ☐ Exterior finishes (stucco, masonry, siding) \_\_\_\_\_☒ ☐ Porch/Deck/Balcony Remove wooden handrail and replace with concrete balusters☐ ☐ Awning/Canopy \_\_\_\_\_☐ ☐ Exterior Doors \_\_\_\_\_☐ ☐ Windows \_\_\_\_\_☐ ☐ Shutters \_\_\_\_\_☐ ☐ Foundation (including infill) \_\_\_\_\_☐ ☐ Exterior lighting & other appurtenances \_\_\_\_\_☐ ☒ Existing fences, walls & gates Remove and replace with new concrete balusters☐ ☐ Existing parking, walkways & other site features \_\_\_\_\_

C. NEW CONSTRUCTION (check and specify all work items that apply)

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- ☐ New building \_\_\_\_\_
- ☐ New addition \_\_\_\_\_
- ☒ New roof structures (dormers, chimneys, etc.) Adding a lean-to against the building over the driveway \_\_\_\_\_
- ☒ New porch/deck/balcony Adding all pine decking over the existing driveway and front yard \_\_\_\_\_
- ☐ New awning/canopy \_\_\_\_\_
- ☐ New entrances \_\_\_\_\_
- ☐ New window opening/sashes \_\_\_\_\_
- ☐ New exterior lighting \_\_\_\_\_
- ☐ New fence/wall/gate \_\_\_\_\_
- ☐ New parking/walkways/other site features \_\_\_\_\_
- ☐ Exterior utility service/mechanical equipment \_\_\_\_\_

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Remove wooden handrail on the front porch and install new concrete balusters. Add all pine decking over the front yard and existing driveway to preserve the tree roots and provide safe and level surface in all existing dining/walk areas. Add a lean-to over the existing driveway with all pine roofing and the beams are rough sawn (4 outposts that will be covered with a decorative concrete columns with a corinthean style caps). Remove the current wood fencing in the front of the building and install balusters with concrete handrails.

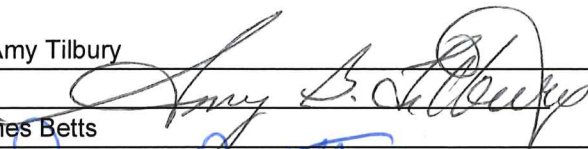
8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

*In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.*

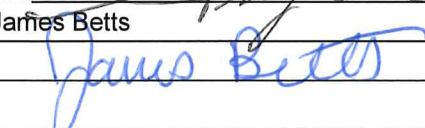
*I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.*

PRINT APPLICANT'S NAME Amy Tilbury

SIGNATURE OF APPLICANT 

DATE 11/6/2020

PRINT OWNER'S NAME James Betts

SIGNATURE OF OWNER 

DATE 11/6/2020

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



**COMPLETENESS REVIEW CHECKLIST**

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: [http://www.staugustinegovernment.com/your\\_government/documents/AGHP2.pdf](http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf)

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

**INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS**

\*The below is a list of requirements based upon the scope of work. To be completed by planning staff\*

**ROOFS AND ROOFING** (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK                       | Need                                | N/A                      |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- ☒ Photographs of existing roof and affected features
  - ☒ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
  - ☒ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
  - ☒ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

**EXTERIOR FINISHES** (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK                       | Need                                | N/A                      |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- ☒ Photographs of existing surface or feature including close-up and full building perspective
  - ☒ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
  - ☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
  - ☒ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

**PORCHES, DECKS, BALCONIES** (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK                       | Need                                | N/A                      |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- ☒ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
  - ☒ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
  - ☒ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
  - ☒ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
  - ☒ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

**AWNING/CANOPY**

- | OK                       | Need                     | N/A                      |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing awning/canopy or location of proposed awning/canopy
  - ☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
  - ☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
  - ☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
  - ☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area

**EXTERIOR DOORS** (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK                       | Need                     | N/A                      |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing door(s) or location of proposed new door opening(s)
  - ☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
  - ☐ For new openings, a scaled wall section
  - ☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
  - ☐ Documentation of justification for changing the existing door(s) and the extent of the affected area.



CONTINUED

\*The below is a list of requirements based upon the scope of work. (To be completed by planning staff)\*

**WINDOWS** (windows, shutters, and other associated features)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window                                                                                                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware                                                                                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

**FOUNDATION** (replacement, infill, alteration including elevation)

- | OK                       | Need                     | N/A                      |                                                                                                                                                                                                              |
|--------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings                                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

**EXTERIOR ELECTRICAL/MECHANICAL** (light fixtures, vents, utilities, pool systems, vending)

- | OK                       | Need                                | N/A                      |                                                                                                                |
|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- |                          |                                     |                          |                                                                                                                                                                                                                                                  |
|--------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate                                                                                                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section                                                                                                         |

**PARKING, LANDSCAPE OR OTHER SITE FEATURE** (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- |                          |                          |                          |                                                                                                                                                                                                                           |
|--------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing                                                                                                                                 |

**NEW CONSTRUCTION** (accessory structure/outbuilding, garage, and other new buildings)

- |                          |                                     |                          |                                                                                                                        |
|--------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area                               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction                                                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan - ANY PROPOSED LANDSCAPE? If yes, will need this + above                                         |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features                                         |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features                                         |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wall sections                                                                                                          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code                 |

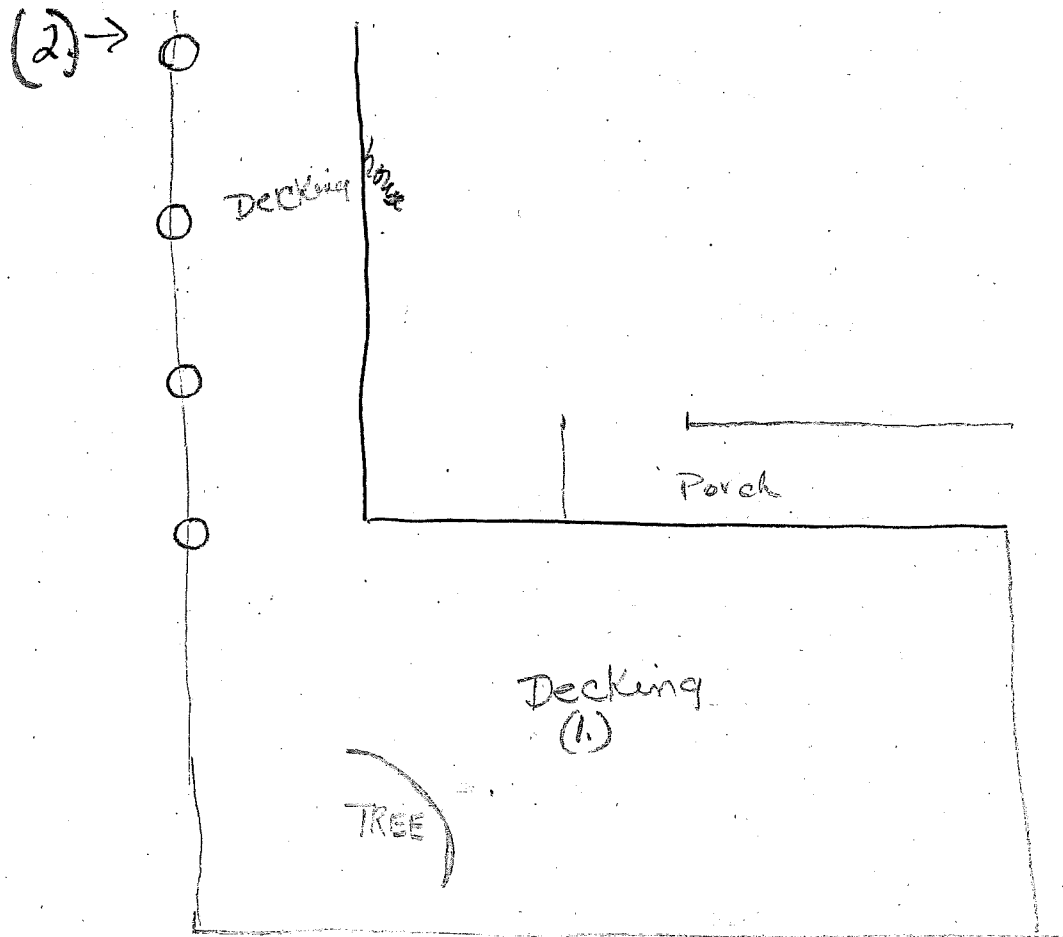
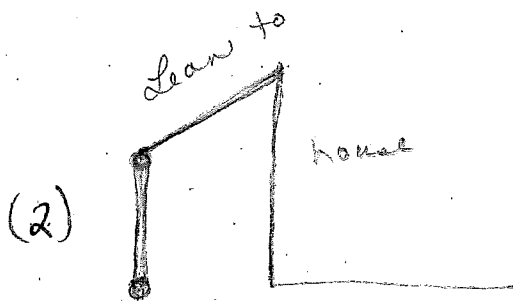
❖ Other details necessary for review:

Need all details for Proposed Lean-To, Decking, Lighting, Fence + Gate with measured / scaled drawings. Materials listed on drawings + specifications provided, along with photos of existing bldg. & project area

Project number: 2020-0116 Project Address: 6 Cordova Street

Reviewed by: Julie Courtney Date: 10.20.2020





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(3.)

- No Parking on Premise
- No Patios in Building (Exception - Restroom/Retail Wine-Choc + Charcoal Sales)
- 1. Deck all Existing ground cover of property.  
Low-rise deck
- 2. Build Lean-to along left side of Building
  - Using Timbers (Rough Sawn) + Concrete Columns
  - Roofing is Poly Carb (Tuflex)
  - outdoor lighting
- 3. New Fence + Gate installed (to look similar to cemetery)

We are proposing changes to 6 Cordova St, St. Augustine FL, the changes are:

1. Add a deck over the current driveway and front yard, there is currently no deck in these areas, we desire to add the decking.
  - a. We desire this for a couple reasons, for a safe entrance and walk area, for level seating outside, and to preserve the tree roots that are all over in these areas. The material we will use is rough sawn pine.
2. Add a lean-to over the current driveway since all our seating will be outside, we will have no interior seating, so we desire a cover our outside guests. The columns will be 4x4 raw rough edge pine covered with hallowed concrete pillars with a Corinthian cap.
  - a. The roofing material will be pine wood with raw edge.
3. Remove current painted wood fencing in the front yard and replace with concrete balusters. This will make the entrance look more appealing and we believe more time frame appropriate.
4. We also desire to remove the painted wood handrail on the front porch and replace with the same concrete balusters that will placed in the front yard for the fence.

These changes that we desire are to make the location look more appealing and it fits the ambiance we need for our business.

Lighting will be outdoor temporary white lights, and portable cooling misters for the summer.

Landscaping consists of planters with plants.

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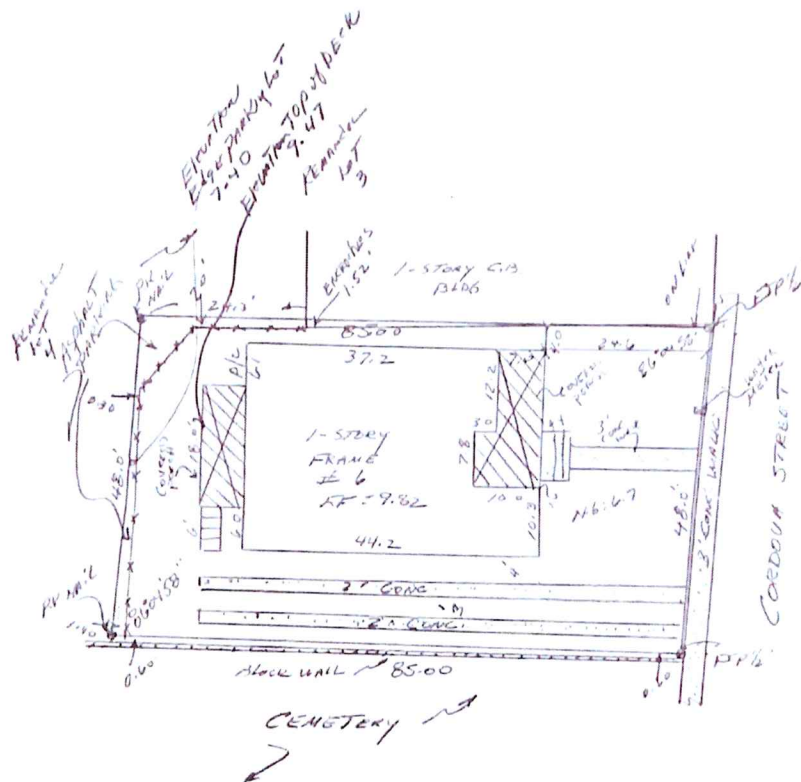
**Planning/Building Dept.**



# MAP SHOWING SURVEY OF

THE EAST EIGHTY FIVE FEET (85') of the South Forty Eight feet (48') of Lots 3 and 4 Block "N" Model Land Company Subdivision of the City of St Augustine.

CERTIFIED TO: ALBE GROUP INC/JIMMY W BETTS/JOHN H & PATRICIA P DANAHY/ATTORNEYS TITLE INSURANCE FUND INC/CHARLES E PELLICER ATTORNEY AT LAW



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## LEGEND:

F.I.P. = FOUND IRON PIPE/PIV  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET IRON ROD (U.B. 6072) 5/8"  
F.C.M. = FOUND CONCRETE MONUMENT  
S.C.M. = SET CONCRETE MONUMENT  
C.M.C. = CONCRETE  
I.D. = SURVEYOR'S IDENTIFICATION MARK  
R/W = RIGHT OF WAY  
C. = CENTERLINE  
R. = RADIIUS  
C.D. = CHORD DISTANCE

E. = ARC LENGTH  
C.B. = CHORD BEARING  
T.M. = TEMPORARY BENCH MARK  
B.M. = BENCH MARK  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.C. = POINT OF CURVE  
P.T. = POINT OF TANGENCY  
P.C.C. = POINT OF CONCAVE CURVATURE  
P.R.C. = POINT OF REVERSE CURVATURE  
P.I. = POINT OF INTERSECTION

ELEV./EL. = ELEVATION  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
F.F. = FINISHED FLOOR ELEVATION  
O.R. = OFFICIAL RECORDS BOOK  
N.T.S. = NOT TO SCALE  
(U) = DEED MEASUREMENT  
(W) = FIELD MEASUREMENT  
(P) = PLAT MEASUREMENT  
B.M. = BENCH MARK  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.P. = PERMANENT CONTROL POINT  
(T.P.) = TRIANGULATION

## GENERAL NOTES:

- Encroachments as shown herein are the only those above ground, inside objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- The survey made without benefit of or without of title, no right-of-way or easements of record were furnished to the firm except as shown.
- All distances, bearings or angles were not field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not determined the power of land for any recorded claims of the government or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights conveyed by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks, call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written authorization, will be at the user's own risk and without liability to the surveying firm. Surveyors shall be released from any liability or benefits to anyone other than those the survey was prepared for.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the best field data.
- The surveyor's liability is limited to the amount set forth by the surveyor.

## NOTES:

- According to the Federal Emergency Management Agency field map for 15/YS-00030 effective date 6-15-92, the property described herein appears to be in Zone AE-97.
  - Basis of bearing structure: FIELD MEASUREMENT
  - Basis of boundaries: FIELD MEASUREMENT
- | Station | Length | Bearing | Area  | Remarks         |
|---------|--------|---------|-------|-----------------|
| 1-1144  | 9.101  | 7°20'   | 50.10 | Remains         |
| 2-997   | 4.240L | 11°10'  | 16    | INT. ELEVATIONS |

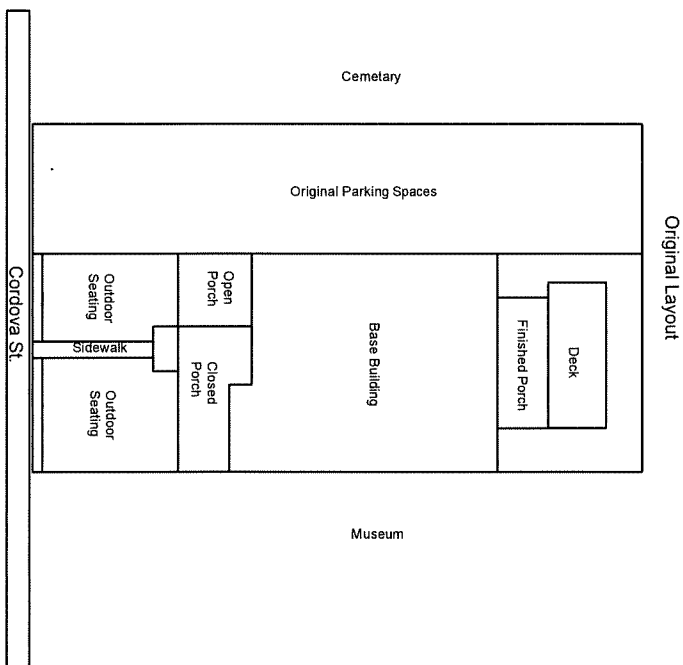
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**DEVINO & Associates, Inc.**  
ENGINEERS • SURVEYORS

3505 U.S. 1 SOUTH SUITE #3  
ST. AUGUSTINE, FLORIDA 32086  
(904) 797-1667 FAX (904) 797-2049

Not used around the project and the original record and of a license to land surveyor and surveyor Assistant at distance to survey those of report by other than the signing party is prohibited without the written consent of the signing party.

*Nicholas H. Franklin*  
NICHOLAS H. FRANKLIN, P.L.S. #6020  
FOR DEVINO AND ASSOCIATES I.B. #6072



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DRAWING 1A

TOP VIEW

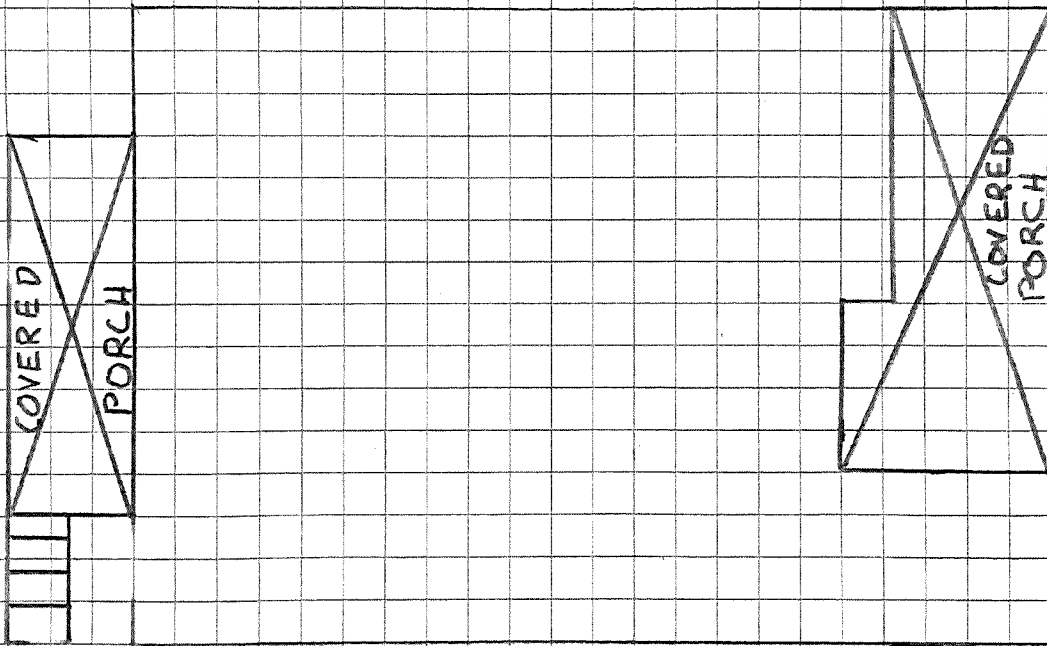
6 CORDOVA ST  
ST AUGUSTINE, FL

SCALE

1 SQUARE = 2 FT x 2 FT

EXISTING  
SITE PLAN

LIGHT  
POLE



SIDE WALK

TREE

CONCRETE

CONCRETE

BLOCK WALL

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DRAWING 1B

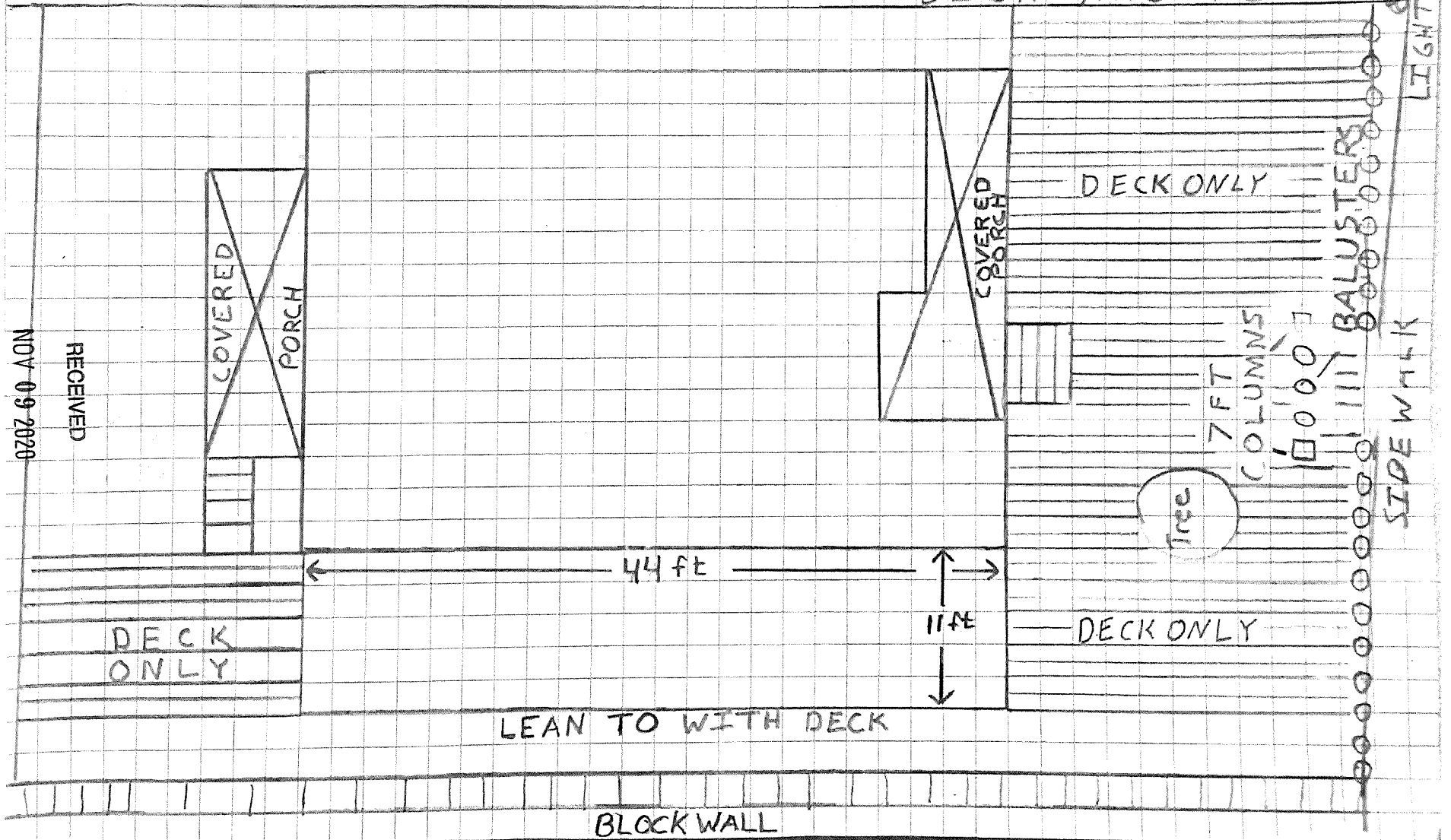
TOP VIEW

6 CORDOVA ST

SCALE

ST AUGUSTINE, FL

1 SQUARE = 2 FT X 2 FT PROPOSED SITE PLAN  
LEAN TO  
DECK AND FENCE





DRAWING 2A

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6 CORDOVA ST  
ST AUGUSTINE, FL

EXISTING  
FRONT VIEW

SCALE  
1 SQUARE = 1 FT x 1 FT

DRAWING 2B



6 CORDOVA ST  
ST AUGUSTINE, FL

PROPOSED  
LEAN TO

FRONT VIEW

SCALE

1 SQUARE = 1FT x 1FT

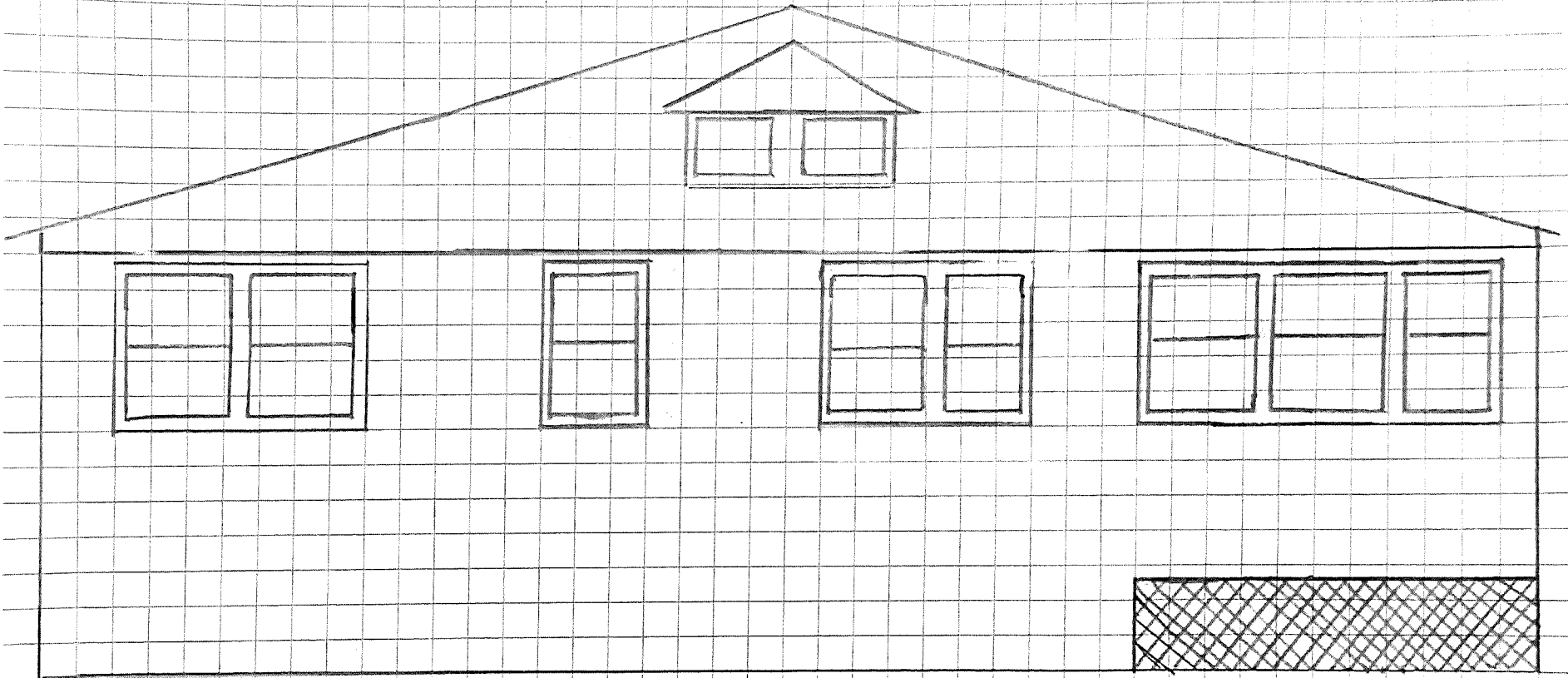
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DRAWING 3A



6 CORDOVA ST  
ST AUGUSTINE, FL

EXISTING  
SIDE VIEW

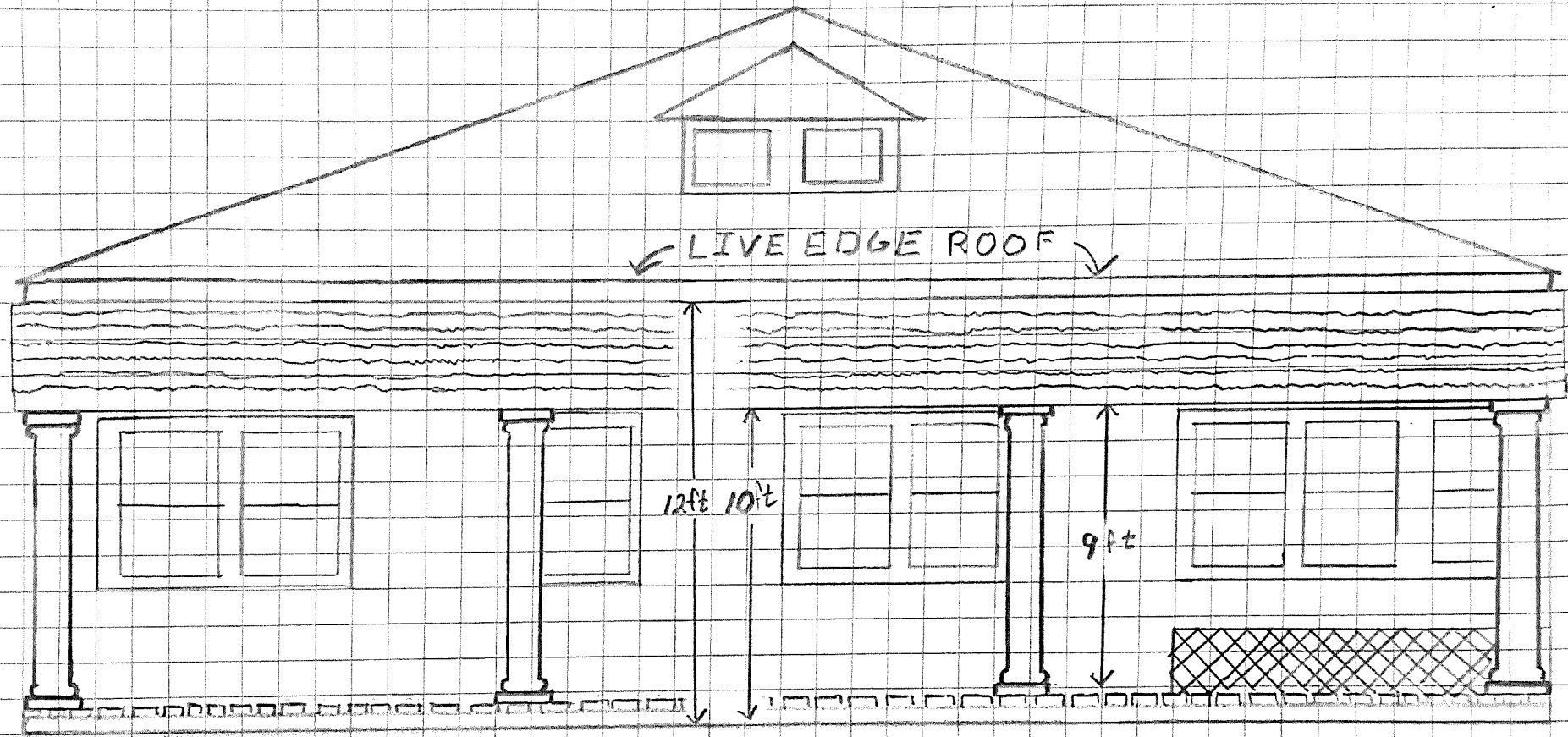
SCALE  
1 SQUARE = 1 FT X 1 FT

Planning/Building Dept.

NOV 09 2020

RECEIVED

DRAWING 3B



6 CORDOVA ST  
ST AUGUSTINE, FL

PROPOSED  
LEAN TO

SIDE VIEW  
SCALE

1 SQUARE = 1FT X 1FT

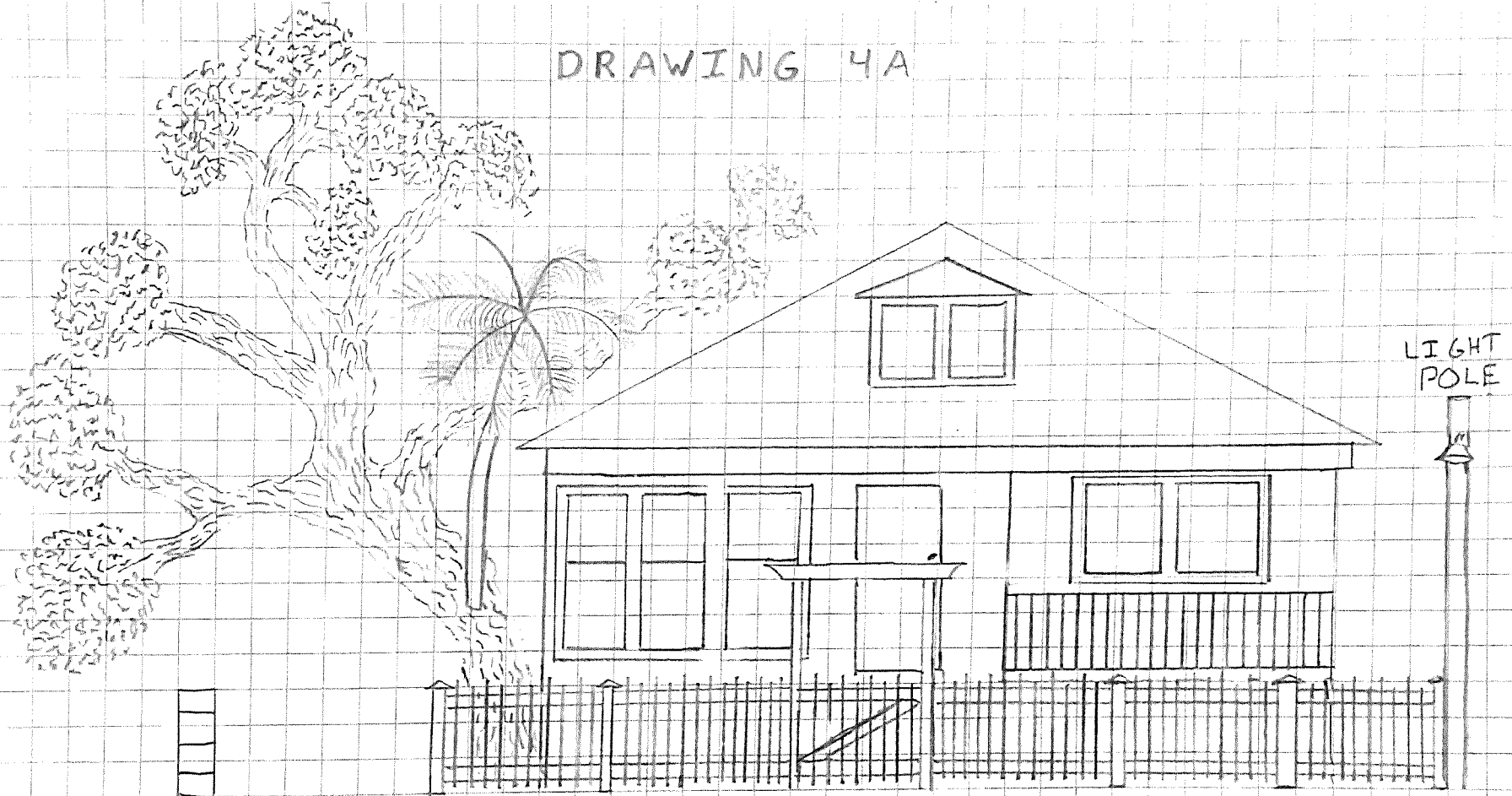
Planning/Building Dept.

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DRAWING 4A



BLOCK  
WALL

6 CORDOVA ST  
ST AUGUSTINE, FL

EXISTING  
FENCE  
FRONT VIEW

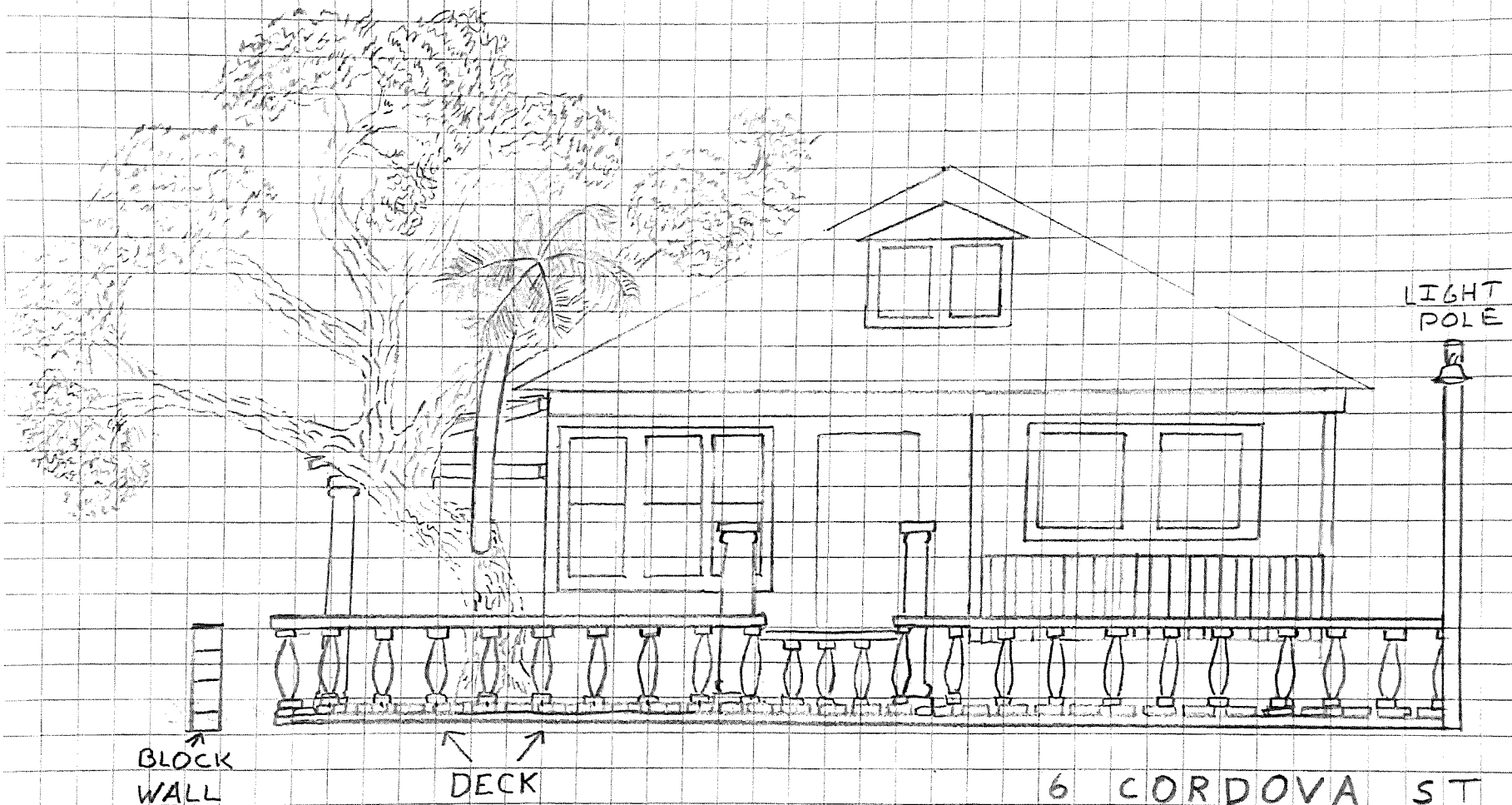
SCALE  
1.5 SQUARE = 2 FT x 2 FT

RECEIVED

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Planning/Building Dept

# DRAWING 48



6 CORDOVA ST  
ST AUGUSTINE, FL

PROPOSED  
FENCE  
FRONT VIEW  
SCALE

1.5 SQUARE = 2 FT X 2 FT

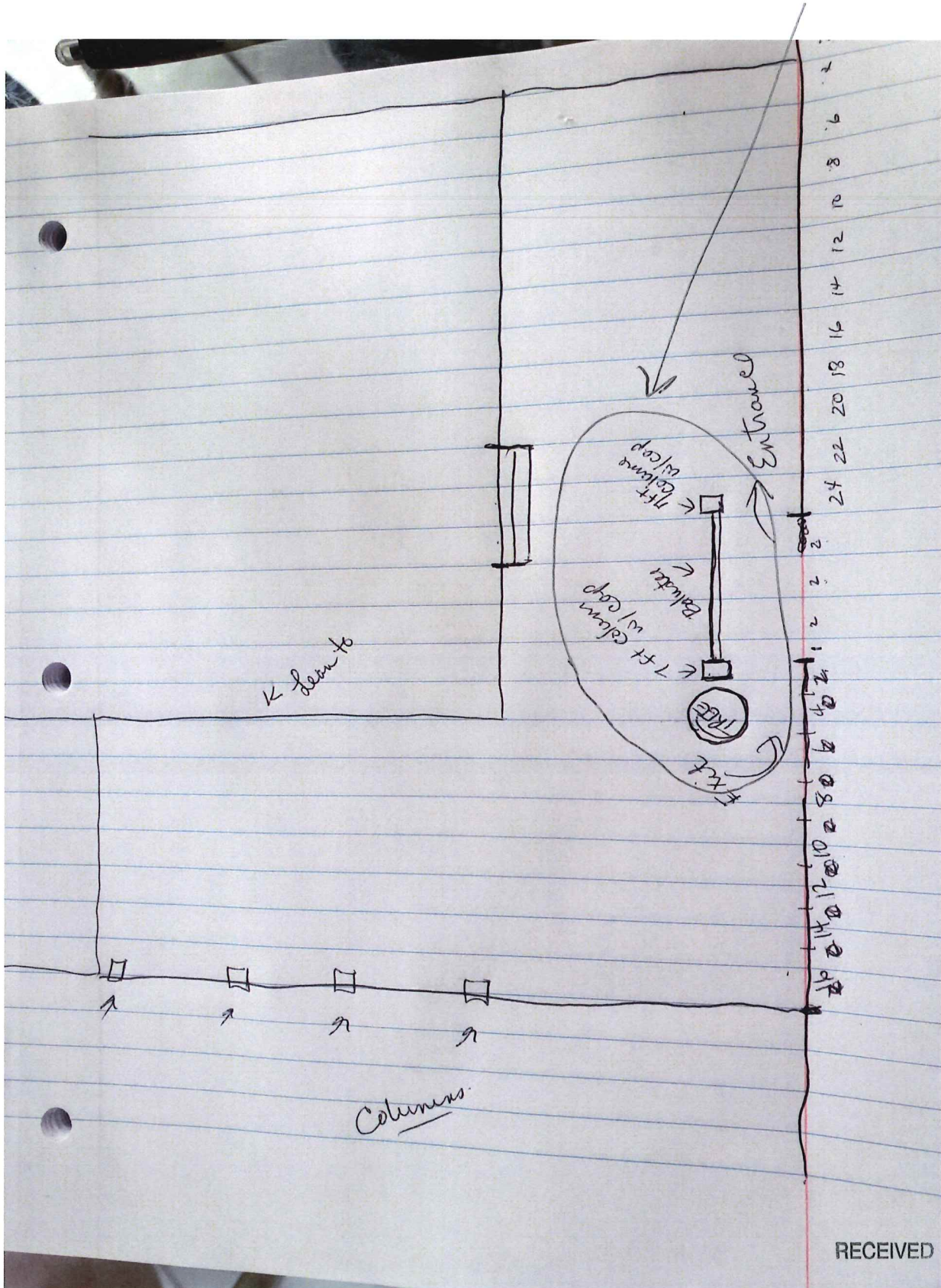
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for signway



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## 6 Cordova St

### Deck Materials

4"x4" Posts Rough Sawn Pine

Patio Block 1" Thick

2"x4" Beams Rough Sawn Pine

2"x4" Joist Brackets Galvanized

1"x8" Deck Boards Rough Sawn Pine

6"x1/2" Bolts

2" Screws

1/4" Screws

Deck Sealer

Construction Notes: 4x4 Posts will rest on patio blocks and placed in a grid pattern maximum 5 1/2' apart.

### Lean to Materials

2"x6" Stringer Boards Rough Sawn Pine

9ft Concrete Pillars (Hollow)

2"x6" Support Beams

2"x4" Roof and Ceiling Joists Rough Sawn Pine

4"x4" Posts Rough Sawn Pine

2"x4" Joist Brackets Galvanized

2"x4" Hurricane Ties Galvanized

2"x4" L Brackets Galvanized

1"x12" Live Edge Boards (Roofing) Rough Sawn Pine

2" Screws

1/4" Screws

3" Screws

Deck Sealer

Lag Screws/Bolts

Construction Notes: Stringer Boards will attach to structure with large lag screws. Front support beam will rest on concrete pillars spanning 15ft. Concrete pillars will be anchored by 4"x4" posts.

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Google Maps 5 Cordova St



Image capture: Jul 2019 © 2020 Google

St. Augustine, Florida



Street View



Currently shown: Jul 2019



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Planning/Building Dept.





A map of St. Augustine, Florida, highlighting the Castillo de San Marcos National Monument and the Colonial Quarter. The monument is marked with a red pin and labeled. The Colonial Quarter is also labeled. The map shows the city's layout, including the St. Johns River and the Castillo de San Marcos.

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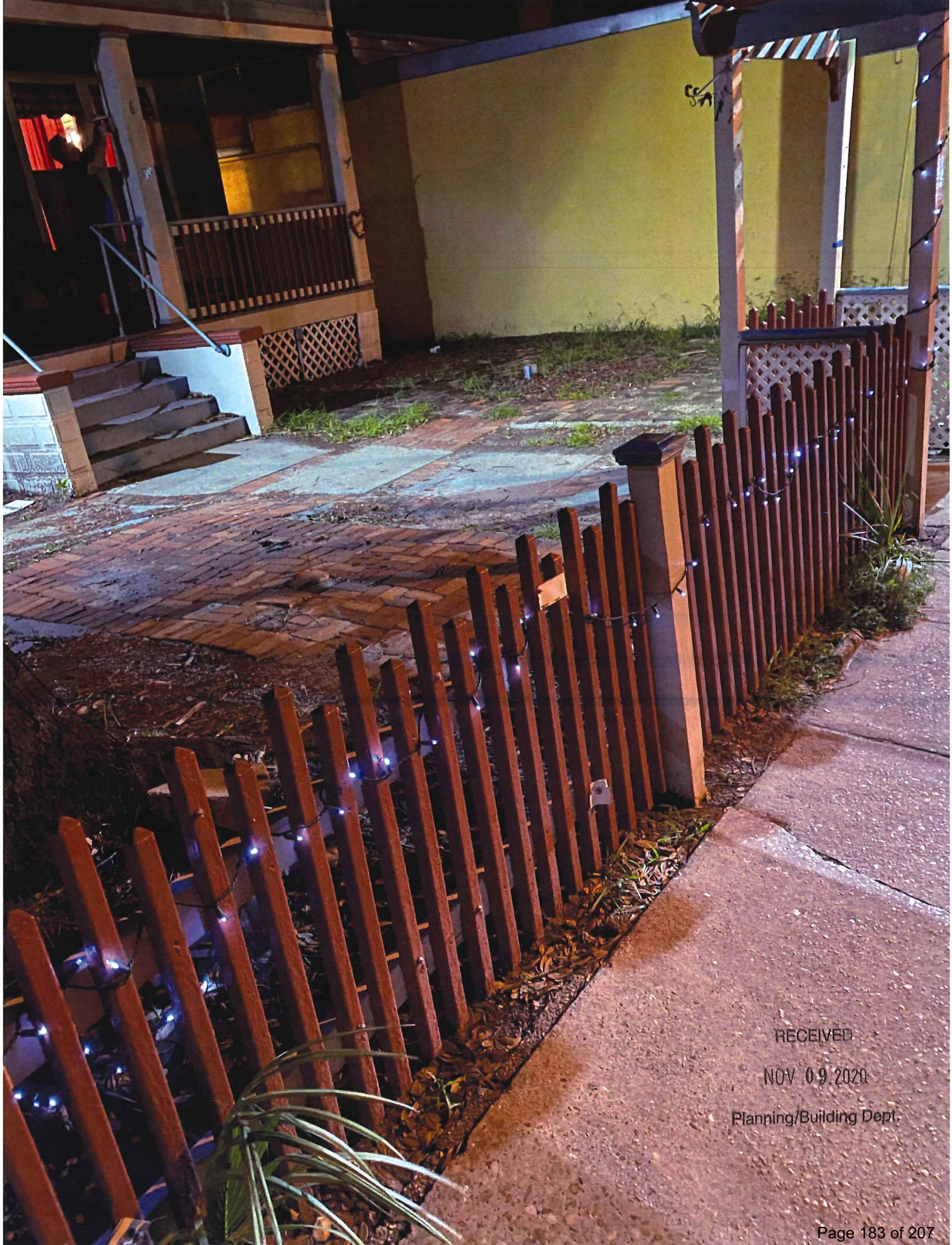
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NOV 09 2020

Planning/Building Dept.





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NOV 09 2020  
Planning/Building Dept.





RECEIVED

NOV 09 2020

Planning/Building Dept.



**From:** [Amy Tilbury](#)  
**To:** [Julie Courtney](#)  
**Cc:** [Brittany Gayheart](#)  
**Subject:** Re: HARB Items we Spoke about  
**Date:** Tuesday, November 10, 2020 1:50:37 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image003.png](#)

---

Good afternoon Julie,

The columns/posts and fencing will be used where the balusters are located on the current drawing submitted. So instead of concrete balusters and posts we will use the rough sawn pine. The dimensions will all be the same as the drawings it will just be rough sawn pine versus the concrete items we submitted.

The misters will be put away when not in use and at night they will be stored out of eye sight. We will be using 5 misters.

For the lighting this lighting will not be seen from the street. It will be just enough lighting for our customers to read the menu. This is temporary, we do not plan to use this as our permanent lighting.

Thank you.

[Sent from Yahoo Mail for iPhone](#)

On Monday, November 9, 2020, 2:14 PM, Julie Courtney <[jcourtney@citystaug.com](mailto:jcourtney@citystaug.com)> wrote:

Thank you, Amy, for the links. If you could, please include a brief written explanation on how you anticipate to incorporate/use each of these items so that information can also be provided to the Historic Architectural Review Board, especially if it is not going to be showing on any drawings.

For example, the patio lights you sent the link for would be considered the festoon lighting that has not been approved for other projects that went before HARB. If you plan to use tack it up so that it will not be visible from the street, than that would be helpful information for them to know as they consider whether to approve or not.

For the columns/posts, fencing: How will this rough sawn pine be used – if you are not going to show this option on new drawings, please provide details of dimensions/finish, etc.

For the misters: Info on how many are you planning on and will they be taken in when not in use, etc.



Thanks,

Julie Courtney  
Historic Preservation Planner  
Planning & Building Department  
E [jcourtney@citystaug.com](mailto:jcourtney@citystaug.com) | P 904.209.4283 | W [www.CityStAug.com](http://www.CityStAug.com)



**City of St. Augustine**  
P.O. Box 210

St. Augustine, FL 32085



*Please Note:* Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

---

**From:** Amy Tilbury <amyltilbury@yahoo.com>  
**Sent:** Monday, November 9, 2020 1:36 PM  
**To:** Julie Courtney <jcourtney@citystaug.com>  
**Cc:** Brittany Gayheart <barharborcheesecakecompany@gmail.com>  
**Subject:** Fw: HARB Items we Spoke about

Hello Julie

Please see the below links for items we spoke about.

We think this will be more what you are looking for.

Please let us know if you have any questions.

Thank you.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, November 9, 2020, 1:33 PM, Brittany Gayheart  
<[barharborcheesecakecompany@gmail.com](mailto:barharborcheesecakecompany@gmail.com)> wrote:

Portable misters

<https://www.cool-off.com/island-breeze-portable-misting-fan>

Outside lights

<https://www.christmaslightsetc.com/pages/how-to-plan-and-hang-patio-lights.htm>

Pine for Fence & Pillars and for Flower Pots

<https://feuerlumber.com/products/rough-sawn-lumber>

Out door plants like these:

[https://www.lowes.com/search?  
searchTerm=outdoor+plants&catalog=4294612566](https://www.lowes.com/search?searchTerm=outdoor+plants&catalog=4294612566)





Decking

Rough-Sawn Pine      # (1x8)

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Planning/Building Dept.



Raw-Edge Roofing - Pine

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NOV 09 2020

Planning/Building Dept.



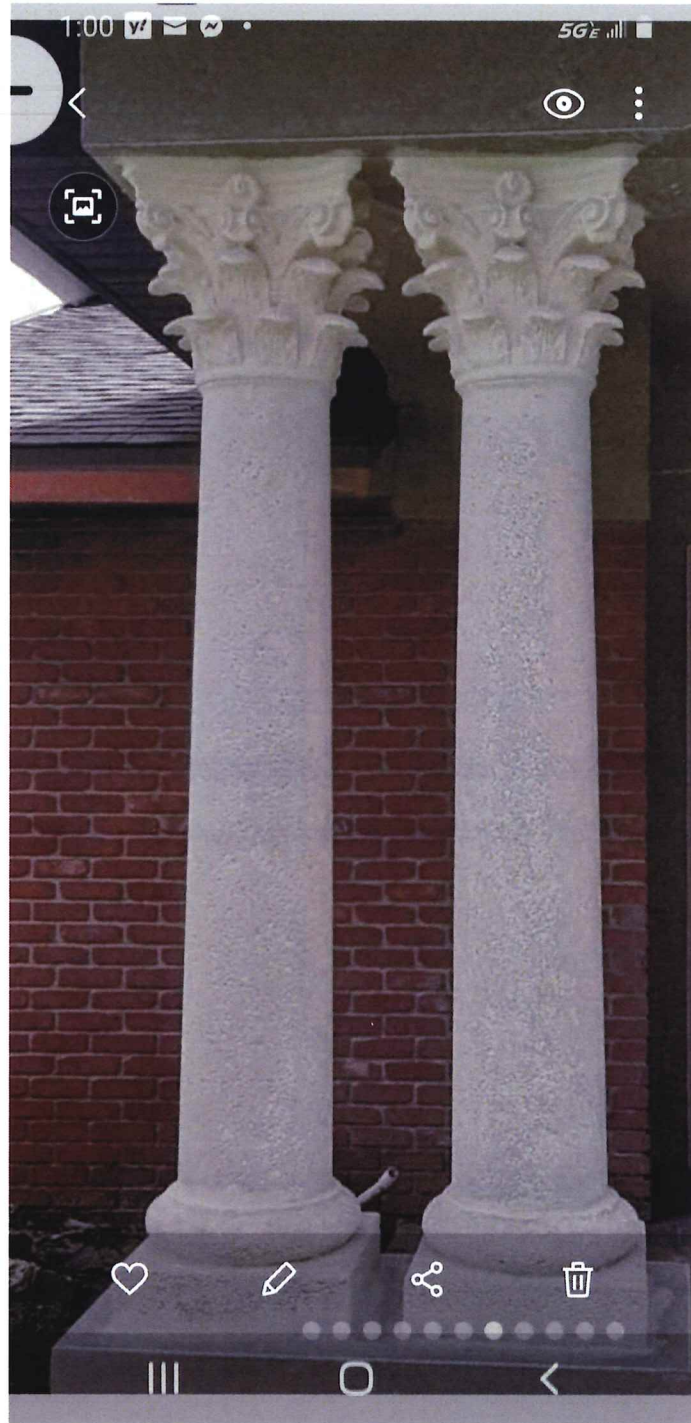


RECEIVED

NOV 09 2020

Planning/Building Dept.

Concrete Balusters - Fencing



RECEIVED

NOV 09 2020

Planning/Building Dept.

*Hollowed Pillars under Lean-to  
Concrete - w/ Corinthian Caps*



### Tax Bill

[My Tax Bill](#)

### Estimate Taxes

[Tax Estimator](#)

### 2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

### 2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

### Summary

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2063200000                                                                                                                    |
| Location Address  | 6 CORDOVA ST<br>SAINT AUGUSTINE 32084-0000                                                                                    |
| Neighborhood      | City St Aug W of St George (COM) (610.06)                                                                                     |
| Tax Description*  | MODEL LAND CO SUB CITY S48FT OF LOT 3 BLK N OR1681/541<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Stores (1100)                                                                                                                 |
| Subdivision       | Model Land Company Subdivision                                                                                                |
| Sec/Twp/Rng       | 18-7-30                                                                                                                       |
| District          | City of St Augustine (District 452)                                                                                           |
| Millage Rate      | 19.4926                                                                                                                       |
| Acreage           | 0.080                                                                                                                         |
| Homestead         | N                                                                                                                             |

### Owner Information

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Owner Name      | <a href="#">Betts James</a> 100%                 |
| Mailing Address | 32 S DIXIE HWY<br>SAINT AUGUSTINE, FL 32084-0000 |

### Map



### Valuation Information

|                               | 2021      |
|-------------------------------|-----------|
| Building Value                | \$74,373  |
| Extra Features Value          | \$794     |
| Total Land Value              | \$262,800 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$337,967 |
| Total Deferred                | \$159,585 |
| Assessed Value                | \$178,382 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$178,382 |

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$76,411       | \$794               | \$262,800        | \$0               | \$0                 | \$340,005           | \$162,165      | \$177,840    | \$162,165     |
| 2019 | \$38,511       | \$794               | \$262,800        | \$0               | \$0                 | \$302,105           | \$147,423      | \$154,682    | \$147,423     |
| 2018 | \$38,327       | \$794               | \$94,900         | \$0               | \$0                 | \$134,021           | \$134,021      | \$0          | \$134,021     |
| 2017 | \$35,658       | \$794               | \$94,900         | \$0               | \$0                 | \$131,352           | \$131,352      | \$0          | \$131,352     |
| 2016 | \$37,441       | \$794               | \$94,900         | \$0               | \$0                 | \$133,135           | \$133,135      | \$0          | \$133,135     |
| 2015 | \$37,693       | \$794               | \$94,900         | \$0               | \$0                 | \$133,387           | \$130,875      | \$2,512      | \$130,875     |
| 2014 | \$23,283       | \$794               | \$94,900         | \$0               | \$0                 | \$118,977           | \$118,977      | \$0          | \$118,977     |
| 2013 | \$24,392       | \$794               | \$94,900         | \$0               | \$0                 | \$120,086           | \$120,086      | \$0          | \$120,086     |
| 2012 | \$24,638       | \$794               | \$93,988         | \$0               | \$0                 | \$119,420           | \$119,420      | \$0          | \$119,420     |
| 2011 | \$23,406       | \$794               | \$131,832        | \$0               | \$0                 | \$156,032           | \$156,032      | \$0          | \$156,032     |
| 2010 | \$24,638       | \$794               | \$146,480        | \$0               | \$0                 | \$171,912           | \$171,912      | \$0          | \$171,912     |

## Building Information

Building 1  
 Actual Area 1606  
 Conditioned Area 1136  
 Actual Year Built 1923  
 Use Stores (City/Historical)  
 Style 04  
 Class N  
 Exterior Wall Wood

Roof Structure Gable Hip  
 Roof Cover Metal  
 Interior Flooring Pine Wood  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Heating Fuel  
 Air Conditioning Central  
 Baths

| Category          | Type            | Pct  |
|-------------------|-----------------|------|
| Exterior Wall     | Wood            | 100% |
| Roofing Structure | Gable Hip       | 100% |
| Roofing Cover     | Metal           | 100% |
| Interior Walls    | Drywall         | 100% |
| Interior Flooring | Pine Wood       | 100% |
| Heating Type      | Air Duct        | 100% |
| Air Conditioning  | Central         | 100% |
| Frame             | Wood Frame      | 100% |
| Plumbing          | 7 Fixtures      | 100% |
| Electrical        | Average         | 100% |
| Foundation        | Piers and Posts | 100% |
| Floor System      | Wood Frame      | 100% |
| Condition         | Average         | 100% |

| Description             | Conditioned Area | Actual Area |
|-------------------------|------------------|-------------|
| BASE AREA               | 1056             | 1056        |
| FINISHED OPEN PORCH     | 0                | 126         |
| FINISHED DECK           | 0                | 160         |
| FINISHED OPEN PORCH     | 0                | 164         |
| FINISHED ENCLOSED PORCH | 80               | 100         |
| Total SqFt              | 1136             | 1606        |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|------------------|-----|--------|-------|--------|-------|
| Handicap Ramp    | 0   | 0      | 0     | 0      | 76    |

## Land Information

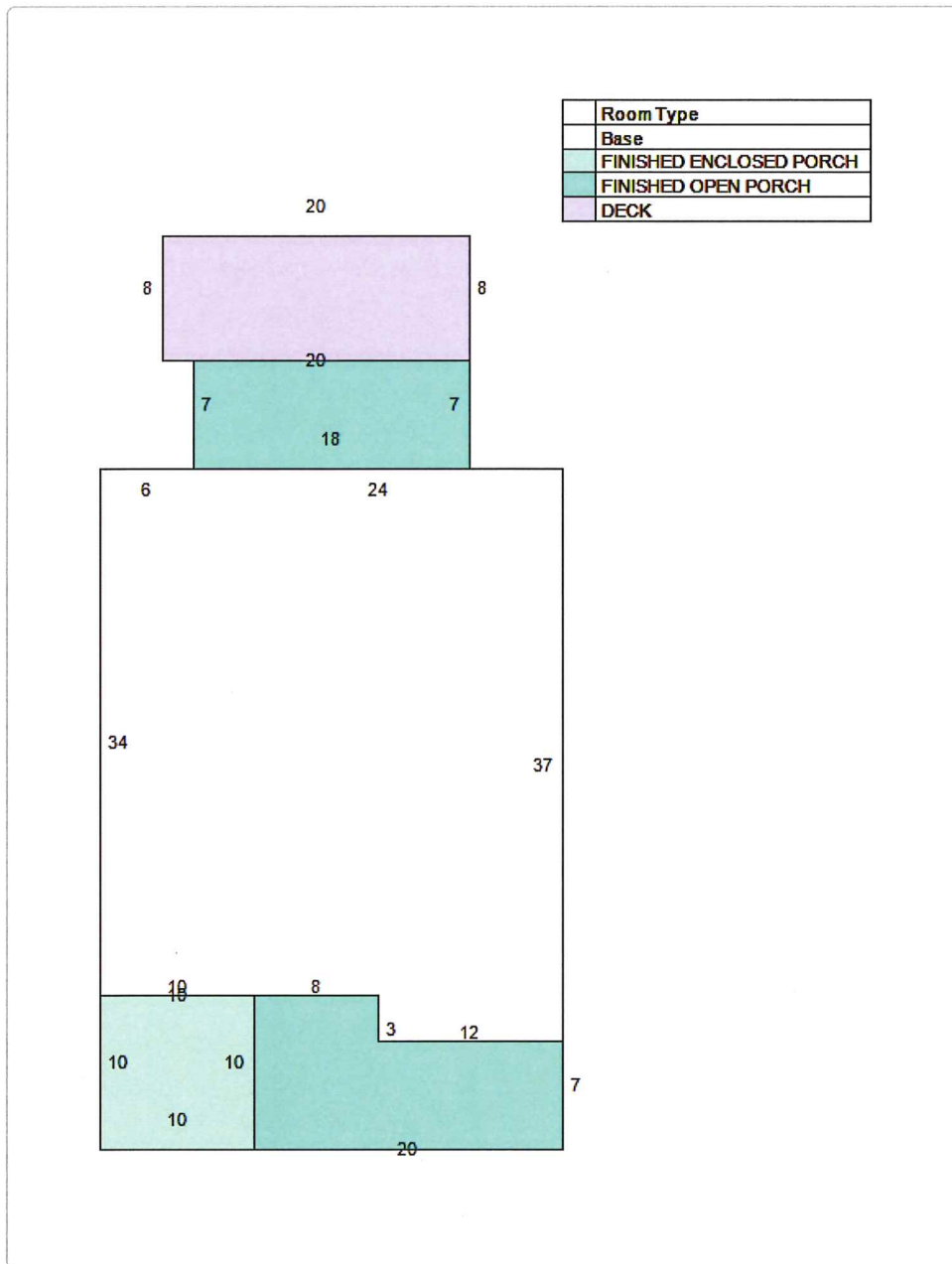
| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Stores          | 49    | 75    | 3650             | SF        | \$262,800  |

## Sale Information

| Recording Date | Sale Date  | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                    | Grantee                  |
|----------------|------------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|----------------------------|--------------------------|
|                | 11/21/2001 | \$69,700.00  | WD              | <a href="#">1681</a> | <a href="#">541</a>  | U             | I               | ALBE GROUP INC             | BETTS JAMES              |
|                | 10/12/2001 | \$160,000.00 | WD              | <a href="#">1662</a> | <a href="#">1256</a> | Q             | I               | DANAHY JOHN H & PATRICIA P | ALBE GROUP INC           |
|                | 8/1/1986   | \$0.00       |                 | <a href="#">713</a>  | <a href="#">998</a>  | U             | I               |                            | DANAHY JOHN H,PATRICIA P |
|                | 1/1/1986   | \$0.00       |                 | <a href="#">695</a>  | <a href="#">2002</a> | U             | I               |                            |                          |

## Sketch Information





No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 10/15/2020, 11:52:24 PM

Version 2.3.91

Developed by  
**Schneider**  
 GEOSPATIAL

2  
②

THIS INSTRUMENT PREPARED BY:  
Della A. Masters  
Anastasia Title Services, Inc.  
2730 U.S. 1 South, Suite G  
St. Augustine, Florida 32086

RECORD AND RETURN TO:  
Anastasia Title Services, Inc.  
2730 U.S. 1 South, Suite G  
St. Augustine, Florida 32086

RE PARCEL ID #: 206320-0000  
BUYER'S TIN:

Public Records of  
St. Johns County, FL  
Clerk# 01-061511  
O.R. 1681 PG 541  
04:16PM 11/28/2001  
REC \$9.00 SUR \$1.50  
Doc Stamps \$487.90

### **CORPORATE WARRANTY DEED**

THIS INDENTURE made this 21st day of November, 2001 by Albe Group, Inc., a Florida Corporation, hereinafter called Grantor, and whose address is 6 Cordova Street, St. Augustine, Florida 32084 to James Betts, unmarried person, hereinafter called Grantee, and whose address is 6 Cordova Street, St. Augustine, Florida 32084.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

### **WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of St. Johns, State of Florida to wit:

The East 85 feet of the South 48 feet of Lot 3, Block N, MODEL LAND COMPANY  
SUBDIVISION OF THE CITY OF ST. AUGUSTINE.

**SUBJECT TO** taxes accruing subsequent to December 31, 2001.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**AND** the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Della A. Masters  
Witness Printed Signature

[Signature]  
Witness Signature

Dawn R Smolko  
Witness Printed Signature

Albe Group, Inc.

by: James Betts  
James Betts, President  
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 21st day of November, 2001 by James Betts, President of Albe Group, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.

Notary Public, State and County Aforesaid

[Signature]  
Notary Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)



## CITY OF ST AUGUSTINE

### MEMORANDUM

To: Historic Architectural Review Board

Date: November 19, 2020

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of October 2020, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

### SIGN PERMITS

**14 Avenida Menendez** (1 new hanging sign 2.5' x 2.5' approximately 5 SQ FT [circle]. Sign must provide 7-foot clearance & be wood or metal material; using pre-approved colors & fonts)

**59 St. George Street** (1 new bracket sign 2.5' x 2', total 5 SQ FT, using pre-approved fonts and colors)

**162 San Marco Avenue** (1 new facing of existing freestanding sign 60" x 84" 35 SQ FT, 1 new facing of existing mansard/canopy sign 36" x 144" 36 SQ FT, 1 new wall sign 60" x 60" 25 SQ FT. Total 96 SQ FT. Using pre-approved colors. All signs are non-illuminated)

### REPAIR MAINTENANCE AND NEW CONSTRUCTION

**9 Anastasia Boulevard** (Install fire suppression system)

**60 Cathedral Place** (Interior renovation to existing bank)

**48 Charlotte Street** (Deck repair – Remove existing decks and replace with new decks using identical materials and style [materials used are southern yellow pine for lumber and stainless steel for fasteners])

**228 Charlotte Street** (Reroof hot tar – GAF modified bit)

**137 King Street** (Roof replacement – Torch Down Only – Not changing metal area)

**53 Marine Street** (Replacement of duct work only)

**3150 N Ponce De Leon Boulevard** (New commercial swimming pool)

**116 St. George Street** (Change grease trap to 20 gallon – 114 St. George St Taco Shop)

**128 St. George Street** (Replace roof and remove parapet wall in accordance to building plans)

**139 St. George Street** (Lighting in back portion of store [interior] and exit lights)



**289 St. George Street** (Cover 15 openings with armor screen panels, FL # 8363.1-R7.  
Conditions: 1. The Armor Screen panels can be installed for storm events only. 2. The required fastener hardware to remain installed will be the male panel mates with white caps to match the white window trim)

**75 San Marco Avenue** (Install GFI outlet on 20-amp circuit under window, change receptacle in floor to quad for dental chair)

**193 San Marco Avenue** (Install new 8' x 14' Handi House behind main building)

**223 W King Street** (Repair existing fire suppression system)

**225 W King Street** (Reroof)

**263 W King Street** (Remove existing roof cover and replace with Galvalume metal panels)

#### **HARB APPROVED DEMOLITION**

**79 Cerro Street** (Demolition as per HARB order)

**79 Masters Drive** (Demolition as per HARB order)

A handwritten signature in black ink that reads "Jenny Wolfe". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

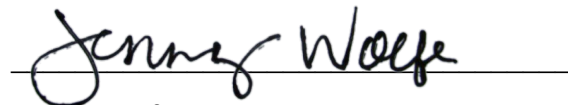
MEMORANDUM

TO: Historic Architectural Review Board  
DATE: November 19, 2020  
RE: **Agenda item 9(a) Discussion regarding partial demolition review**

To balance the city's priorities to reduce historic building demolition and preserve the city's historic integrity, staff is proposing a concept for discussion purposes. The intent is to resolve the conflicts recognized in partial demolition applications where the HARB has no authority to comment on replacement design which can impact the integrity of the historic building potentially as much as the partial demolition. In many cases, removal of a feature and construction of a new feature can be accomplished with compatible design approaches and results in a balance of change and historic preservation.

The concept recognizes five critical elements of a historic building envelope. As a basis for identifying those features, the Secretary of the Interior's Standards are used to describe them because it is a national standard to begin the conversation. However, there may be a need to modify those definitions as well as the implementation criteria to fit the preferences and needs of our community. Where possible, examples are provided to clearly establish what may be approvable. The last section identifies additional discussion items that may need to be addressed depending on the direction of HARB's discussion.

Please let me know if you have any questions you would like to discuss prior to the meeting. Thank you for your time and consideration of this matter.



Jenny Wolfe  
[jwolfe@citystaug.com](mailto:jwolfe@citystaug.com)

904.209.4326

Historic Preservation Officer  
Planning and Building Department



Italicized phrases are taken from the NPS Secretary of the Interior's Standards to begin a baseline description from nationally recognized historic preservation standards and may be modified as determined to be appropriate for St. Augustine's historic context and community preference. The subsequent HARB and Staff approval criteria are offered as an example of the type of specificity that clearly describes the review path, and the criteria may also be modified as needed.

# SUMMARY

## **5 CRITICAL ELEMENTS OF THE HISTORIC BUILDING ENVELOPE: Roof, Windows, Exterior Finishes, Porches/Balconies/Stoops, Foundations**

WHAT: Standards of review are being proposed to associate HARB's existing partial demolition review authority with added design review authority in areas where HARB does not currently have design review authority. This design review authority specifically relates to partial demolition and therefore it is only related to design of replacement features on designated historic structures. It does not apply to in-fill development on vacant or developed lots regardless of location (except for HP zoning districts).

WHERE: These (proposed) standards for review apply to designated historic buildings including local landmarks, contributing buildings to a National Register Historic District, and buildings individually listed in the National Register which currently total 1,659 buildings and represents about 20% of the 8,000 buildings in the city. The historic districts comprise 7% of the city's land mass.

WHY: Incremental demolition of historic buildings or reconstruction of historic buildings from the inside out can eventually threaten the validity of the National Register Historic Districts. For example, Lincolnville has gone from a concentration of 81% of historic buildings to 67% when just considering full demolition and could be greater if buildings that have lost integrity are included. The purpose of these review standards is to increase the city's ability to protect and preserve the historic resources of the city's built environment, enhance the city's historic integrity, and promote an authentic and livable community amid changing economic and environmental circumstances (City of St. Augustine Comprehensive Plan, Historic Preservation Goal). The Historic Preservation Master Plan included more specific tasks related to this goal and to minimizing demolition of historic buildings and providing clear guidance to applicants of the review process. Also, recently completed economic studies confirmed that heritage tourism is driven largely by the volume of historic resources. A reduction of 10% of historic buildings in the city results in a 2% loss of visitor parties and a reduction of 50% of historic buildings in the city results in 34% loss of visitor parties. Finally, property values in the historic districts account for 41% of the city's assessed property values and their value increases more than other areas of the city so it is in their individual, financial interests to preserve the historic character of their buildings.

HOW: Historic preservation staff will review all building permits on buildings that are designated under this proposed policy. The staff is already reviewing most permits for exterior construction activity on buildings that are 50 years old or older; part of the reason that identified a need to provide more clarity to the current definitions of demolition. The National Park Services measures historic building integrity by considering a combination of location, design, setting, materials, workmanship, feeling, and association. Discouraging loss of integrity from incompatible alterations on designated historic buildings protects the validity of the city's historic districts and preserves their contribution to the local economy. The review process may include a request for information to document the cost difference of the proposed replacement feature, its lifespan, and maintenance costs versus repairing/restoring the existing feature and its potential lifespan (Ex: new vinyl materials may be low cost but have a shorter lifespan)

# PROPOSED

## 5 CRITICAL ELEMENTS OF THE HISTORIC BUILDING ENVELOPE:

1. **Roof**: *the form of the roof (gable, hipped, gambrel, flat, shed, mansard, etc.) is significant as are its decorative and functional features (appurtenances like cupolas, parapets, chimneys, and dormers), roofing material, and size, color, and patterning.*

When the current exterior feature has existed on the building for more than fifty years, HARB approval is required to:

- ☐ change the following traditional roof coverings: clay or concrete tile, stamped metal shingle or diamond pattern shingle systems
- ☐ remove decorative or functional features visible to a right-of-way
- ☐ change the configuration, shape and/or pitch on facades visible to a right-of-way
- ☐ and/or to remove 50% or more of the total roof structure (excluding roof sheathing)
- ☐ use a colored metal roofing material (ex: blue metal roof)

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value.

Staff will have the ability to approve the following during regular permit review:

- ☐ routine roof and trim repairs not meeting the above thresholds
- ☐ removal of decorative or functional feature not visible to a right-of-way
- ☐ replacement of roof sheathing up to 100% of the roofed areas for existing asphalt shingle roofs, galvalume/sheet metal type roof, and other modern roof materials

Example: full replacement of any asphalt shingle roof with a new asphalt shingle roof or a new metal roof



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2. **Windows:** *window materials and how the window operates (e.g. double hung, casement, awning, or hopper) are significant as are its components (sash, muntins, pane configuration, sills, mullions, casings, or brick molds) and related features such as historic shutters/awnings.*

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ change window materials, components, or change their operational direction (ex: up/down sash to swing) on facades visible from a public right-of-way
- ☐ and/or to remove 50% or more of all the building's windows (visible or not)

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ☐ Window condition assessment and consideration for lifetime value of window versus short term cost of replacement
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value. Preferred window replacements, if required, will have characteristic exterior molding and muntin profiles even if using different materials (note that vinyl and aluminum clad windows are available with traditional exterior profiles).

Staff will have the ability to approve the following during regular permit review:

- ☐ repair and maintenance of windows not meeting the above threshold
- ☐ replacement of windows on non-visible facades
- ☐ replacement of non-historic windows with windows that match the design character of the building

Example: removing a ranch style window on a historic frame vernacular house and installing any vertical sash-type window)

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3. **Exterior finishes:** *wood and masonry exterior features (walls, siding, brackets, railings, cornices, window and door surrounds, steps, and columns) and repetitive exterior detailing are important in defining the overall historic character of a building.*

When the current exterior features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ change wood and/or masonry wall finishes on facades visible from a public right-of-way  
Example: changing wood horizontal siding, brick or brick veneer, stucco, coquina/coquina concrete to a different material/pattern
- ☐ and/or to remove 50% or more of these exterior features

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value.  
Example: when necessary, replacing wood horizontal siding with composite horizontal siding maintaining a similar reveal and profile.

Staff will have the ability to approve the following during regular permit review:

- ☐ Repair and maintenance of wall cladding when it does not meet the above threshold
- ☐ Repair or replacement of features on non-visible facades
- ☐ Replacement of non-historic exterior features that match the design character of the building  
Example: removing asbestos siding and restoring/replacing traditional horizontal siding underneath



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4. **Porches, balconies, stoops:** *these functional and decorative features along with their materials and features (doors, transoms, pilasters, columns, balustrades, stairs, roofs, canopies) are important in defining the overall historic character of a building.*

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ remove a historic porch, balcony, or stoop
- ☐ and/or to remove 50% or more of their materials and features
- ✓ Exception: see staff approval for flood mitigation project

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value.

Example: removing a balcony and constructing a larger balcony that maintains the materials and proportions of the building

Staff will have the ability to approve the following during regular permit review:

- ☐ Repair and maintenance of porches/balconies/stoops when it does not meet the above threshold
- ☐ Repair or replacement of porches/balconies/stoops facades not visible to a right-of-way
- ☐ Replacement of non-historic exterior features that match the design character of the building

Example: restoring an enclosed porch to an open/screened porch

- ☐ Removal of porches or stoops when necessary for a flood mitigation project if using a best practice approach

Example: constructing a new but similar porch at the elevated location that is context-sensitive and uses compatible materials

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5. **Foundations:** *structural systems and visible features of such systems are important in defining the overall historic character of a building including the materials (wood, metal, and masonry), the type of system, and its features such as posts and beams, masonry columns, above-grade stone or masonry foundation walls or piers.*

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ change the foundation
- ☐ and/or to remove 50% or more of the above-grade foundation system
  - ✓ Exception: see staff approval for flood mitigation project

HARB approval will be based on:

- ☐ An evaluation of how removal of the foundation impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value.

Example: constructing a replacement brick pier foundation that restores structural soundness and matches the original design

Staff will have the ability to approve the following during the regular permit review:

- ☐ Repair and maintenance of foundations that do not meet the above threshold
- ☐ Removal of a foundation when necessary for a flood mitigation project if using a best practice approach

Example: constructing a new but similar foundation that is context-sensitive and uses compatible materials



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## Notes for additional consideration:

- a. Cumulative improvements will be monitored by staff as any permits are issued for the above types of work within a rolling five-year period.
- b. In exchange for voluntary participation, staff may complete the application materials on behalf of the property owner to administer a local historic property tax exemption as an added incentive to preserve historic building fabric and reduce demolitions. HARB approval is still required as per city ordinance, however, further research by the City Attorney may conclude that this process could be revisited so that only one review by HARB is required versus 2 HARB meetings.
- c. When the application meets compatible design criteria, the application will be recommended for review under the expedited review section of the HARB agenda.
- d. Other incentives??? Remove 30-day delay? Zoning incentives? Fast-track staff reviews and/or convert more alterations to potential staff approvals?
- e. Consider changing demolition definition to remove the word 'partial' and requiring demolition review only if 'of all or a significant portion' (51-100%) of the complete building envelope for buildings that are not designated or not designated and not in a district.

Current language from the AGHP:

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition. (Page 133)

Code of Ordinances 28-2:

Demolition means the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition

Code of Ordinances 28-87(3):

The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. For the purpose of this article, applications for demolition permits on structures that are fifty years old or older and/or listed on the Florida Master Site File will only require HARB review when the demolition work of a single permit includes 51-100% of the entire structure. Designated historic structures (local landmarks, National Register buildings, contributing buildings to a National Register Historic District) will be reviewed for complete demolition as well as any significant demolition work defined as a critical element of the building envelope.